

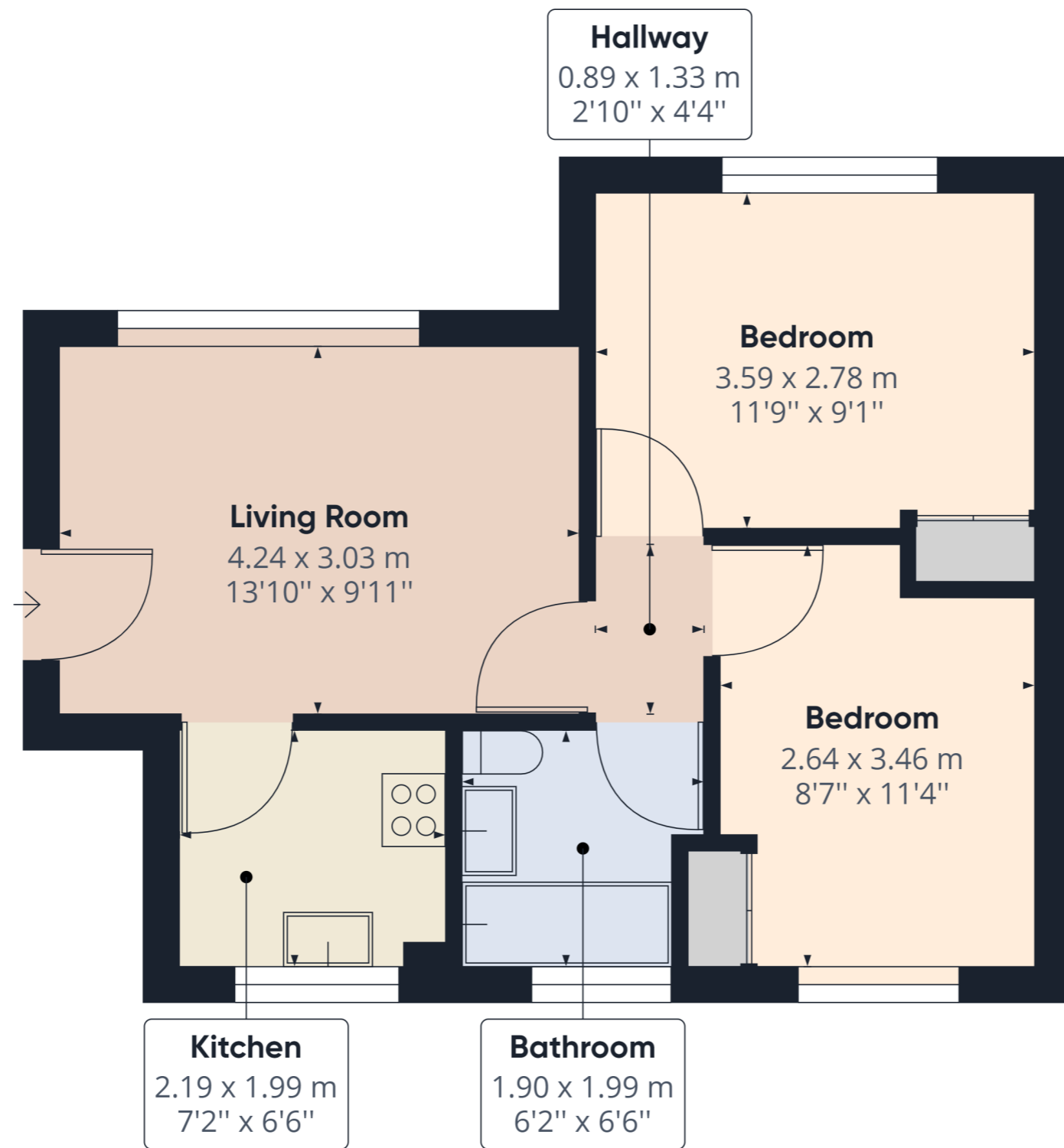


Ridgewater
Local • Independent • Experts

**2 Bedroom Apartment for Sale in Rousdown Road,
Torquay**

Offers in Excess £155,000

FLOOR PLAN



Approximate total area⁽¹⁾
454.70 ft²
42.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

DESCRIPTION

A beautifully presented, bright & spacious 2 bed apartment on the second floor of this block style building in this very convenient location within easy walking distance to Walnut Road shops, Torquay train station and the seafront. The flat has been furnished, decorated and carpeted and is presented in excellent condition and ready to move into.

The apartment would make a great first time purchase or lock up and leave second home holiday apartment. Equally this apartment lends itself for long term rental.

If it's a Buy to Let you are after, we would expect to achieve circa £900 per calendar month. Sold furnished with vacant possession and with no chain, internal viewing is highly recommended in order to fully appreciate this apartment.

LOUNGE

13' 10" x 9' 11" Large white UPVC double glazed window with sea views, gas central heating radiator, TV aerial point, power points, doors to kitchen and inner hall.

KITCHEN

7' 2" x 6' 6" Modern range of white gloss effect wall and floor units with brushed steel effect door furniture, grey marble effect work surfaces, white sink unit with mixer taps, built in electric oven, 4 ring hob and extractor hood, under counter fridge/freezer, part tiled walls, spot light fitting, white UPVC double glazed window, power points, pale grey laminate effect vinyl flooring.

INNER HALL

Doors to both bedrooms and bathroom.

BEDROOM 1

11' 9" x 9' 11" Large white UPVC double glazed window with sea views, built in double wardrobe, gas central heating radiator, wall lamp, power points.

BEDROOM 2

8' 7" x 11' 4" White UPVC double glazed window, built in double wardrobe, gas central heating radiator, power points.

BATHROOM/WC

6' 2" x 6' 6" Modern white suite comprising panelled bath, built in shower over bath with shower shield, pedestal wash hand basin, low level WC, partly tiled walls, heated towel rail, white UPVC double glazed window in obscure glass, wall mirror, shaver/light fitting, extractor fan, cream coloured laminate effect vinyl flooring.

PARKING

Allocated parking bay in car park at front of building.

LEASE

150 year lease from 12th June 2006 therefore 133 years left.

SERVICE CHARGE

£578.64 per quarter to include gas central heating, hot water, electric, water rates, buildings insurance and maintenance.

GROUND RENT

£100 per annum which has been paid up to date.

EPC Band = C Council Tax Band = A

PHOTOS



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