

Ridgewater
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**2 Bedroom Apartment for Sale in Kingsley Square,
Torquay**
£185,000

FLOOR PLAN



DESCRIPTION

A beautifully presented modern second floor flat situated on the popular Evolve development built by Cavanna Homes Limited just over ten years ago at Scotts Meadow, on the edge of the Willows area. The flat offers bright, spacious accommodation which is presented in excellent order throughout and has gas fired central heating and double glazing. There is a well fitted kitchen area, modern white suites to the bathroom and en suite shower room and the main bedroom has a useful walk in dressing room. Pleasant outlooks over the surrounding area to the front and there are open views to the rear over a park and surrounding tree lined area. The flat benefits from a large undercover parking space to the rear.

There are local shopping areas and amenities located in Barton Hill Road and at the Willows shopping area with easy access by road into Torquay town centre and the neighbouring towns of Paignton and Newton Abbot.

The property is offered for sale chain free and internal viewing is highly recommended.

Accommodation.

Entrance door with a security spyhole opening to the

Entrance Hall. Entryphone hand set. Access hatch to the loft space. Electricity consumer box.

Lounge/Dining Room with an open plan Kitchen. 22'0" x 14'8" (6.72m x 4.48m) MAX

Lounge area with two double glazed windows giving pleasant outlooks over the front gardens and the surrounding area. Three radiators. Two overhead lights. Satellite + Terrestrial Television aerial points and telephone points.

Kitchen area fitted with wood style units comprising floor base cupboards and a drawer with granite effect work top areas and surrounds. Stainless steel sink unit with a mixer tap. Concealed work top lighting. Matching wall units. Baumatic four ring gas hob with a stainless steel splashback and cooker hood over. Baumatic fan assisted oven. Space for a fridge/freezer and washing machine. Recessed ceiling lights. Smoke alarm. Cupboard housing Ideal Logic Combi 35 gas fired boiler. Tile

effect flooring. Double glazed window giving open views towards Shiphay and Marldon.

Bedroom 1 10'10" x 9'3" (3.33m x 2.84m) Double glazed window giving pleasant open views to the rear over the nature park and the surrounding area. Television aerial and telephone points. Radiator. Doorway opening to the

Walk In Dressing Room 5'1" x 4'9" (1.56m x 1.45m) with a curtained wardrobe area with a hanging rail and shelf. Electric light. Radiator.

En Suite Shower Room/WC. White suite comprising a close couple WC and pedestal wash basin with a tiled splashback. Glazed corner shower cubicle with tiled surrounds and a Mira Escape electric shower unit. Mirror fronted cabinet. Matching chrome fittings. Extractor fan. Radiator.

Bedroom 2 10'10" x 9'0" (3.30m x 2.76m) Double glazed window giving pleasant open views to the rear over the nature park and the surrounding area. Telephone point. Radiator.

Bathroom/WC White suite comprising a panelled bath with a tiled surround, glazed screen and a chrome mixer shower. Close couple WC. Pedestal wash basin with a tiled splashback. Shelf and mirror fronted cabinet. Extractor fan. Radiator.

Outside. Approached via an internal stair case there is a communal bin storage room and cycle store room. A door leads out to the side and rear of the building and gives access to the allocated **Undercover Parking Space**.

General. Leasehold Residue of a 999 year lease from April 2011. Current Service Charge approx £1,200 per annum (tbc). Managing Agents First Port, Paignton.

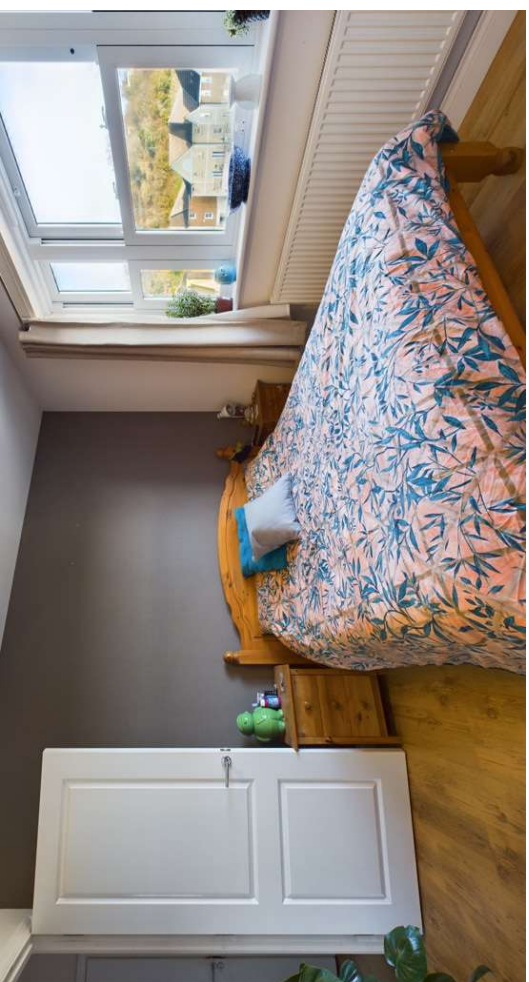
Council Tax Band B. Energy Performance Rating Band C.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically

mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make

an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





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