



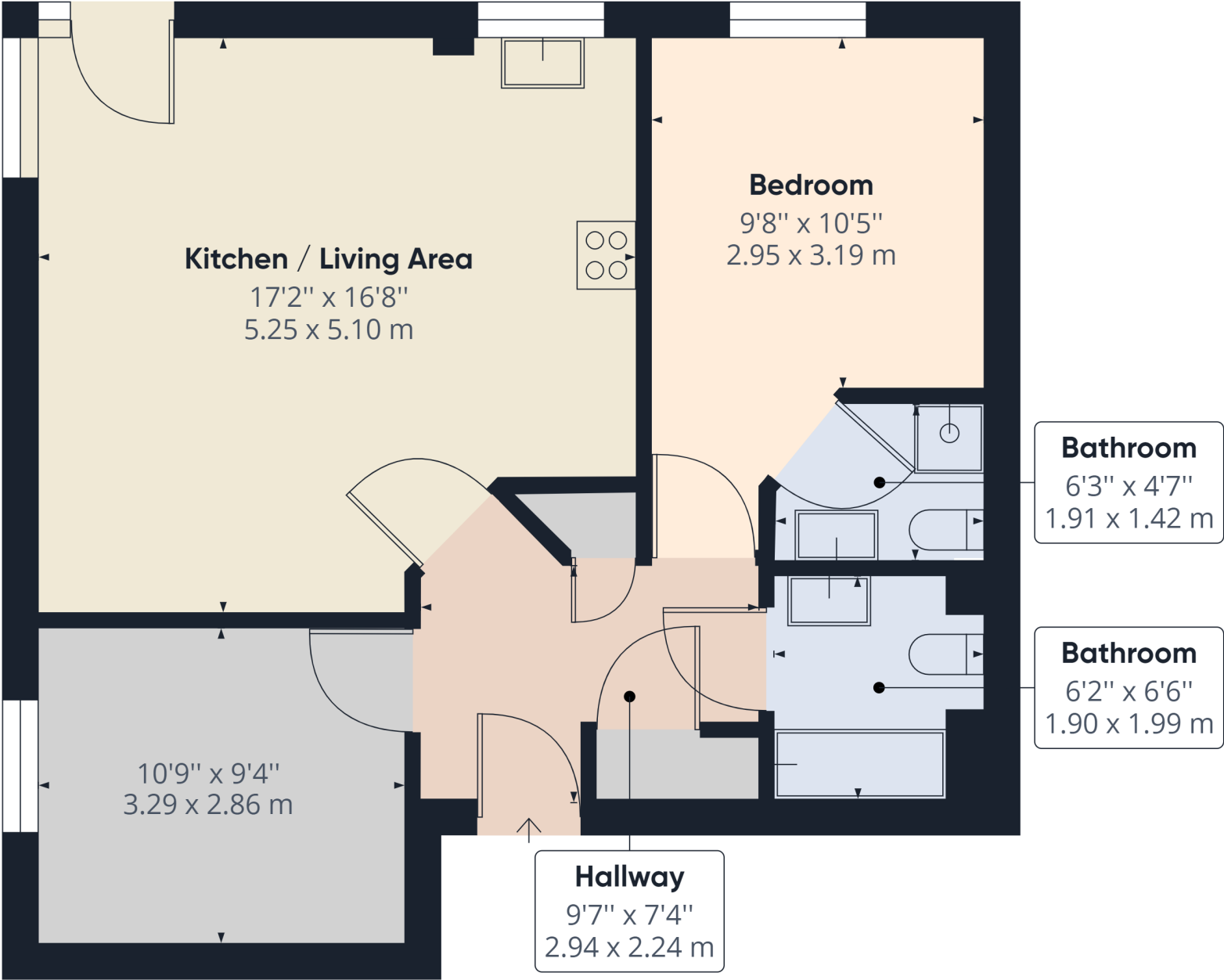
Ridgewater

Local • Independent • Experts

2 Bedroom Flat for Sale in Oak Hill Road, Torquay

£147,500

FLOOR PLAN



Approximate total area⁽¹⁾
635.65 ft²
59.05 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

An Ideal Investment Opportunity. A modern two bedroom apartment enjoying pleasant open and sea views over the surrounding area and towards Brixham. The flat occupies the top floor of the building, with no other neighbours other than the floors below. The property is situated on the edge of the popular Torre Marine development and is conveniently located for the town centre and amenities. The flat has well presented accommodation with gas fired central heating, double glazing a modern kitchen, bathroom and en suite shower room.

Please note: The flat is currently let on an assured shorthold tenancy at £725 per calendar month and is only being sold as an investment property, with the tenants in situ.

Communal entry door shared by just four flats and stairs leading up to top floor. Door to the apartment.

Entrance Hall. Security entry phone hand set. Built in storage cupboard. Built in airing cupboard housing the hot water cylinder with slatted shelving. Access hatch to loft space. Radiator.

Open Plan Living Room/Kitchen

Lounge/Dining Area. Double glazed full height corner windows with patio doors and a glazed juliette balcony to the front with superb open and sea views across to Brixham and the surrounding area. Coved ceiling.Two radiators.

Kitchen Area. Fitted with a range of modern units comprising cupboards and drawers with roll edge work surfaces over. Matching wall cupboards. Stainless steel

sink unit with mixer tap. Fitted electric oven with four ring gas hob and cooker hood above. Space for a fridge/freezer and a washing machine. Cupboard housing the central heating boiler. Double glazed window with views to the side.

Bedroom 1. Double glazed window with views to the side. Coved ceiling. Radiator. Door to

En Suite Shower Room/WC. Fitted with a modern suite comprising a shower cubicle with a wall mounted shower. Close couple WC. Pedestal wash hand basin. Shaver socket. Extractor fan. Radiator.

Bedroom 2. Double glazed window to front with open outlook and sea views. Coved ceiling. Radiator.

Bathroom/WC. Fitted with a modern white suite comprising a panelled bath with mixer tap and shower attachment. Close couple WC. Pedestal wash basin. Part tiled walls. Shaver point. Radiator. Extractor fan.

Outside To the side of the property opposite the main entrance door is **Allocated Parking** for one car.

General. Leasehold. Residue of a 155 year lease from 2008. We understand the service charge last paid was £700 for six months. Ground Rent £287 per annum. Managing Agents Lambert Smith Hampton.

Council Tax Band B (£1,530.32 -2021/22).

Energy Performance Rating Band C.

PHOTOS



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