



Ridgewater
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**1 Bedroom Flat for Sale in Homecombe House, St. Albans
Rd, Babbacombe, Torquay**
£120,000

FLOOR PLAN



DESCRIPTION

A second floor purpose built retirement flat located in a level position just behind and within a minutes walk of the well known Babbacombe Downs with its lovely cliff top gardens and fabulous sea and coastal views across Lyme Bay. Also within easy walking distance are the comprehensive local shopping facilities of Babbacombe and St Marychurch public transport to the main town centre, the open spaces of Cary Park with its bowling green, the golf club at Petitor, numerous churches and a local doctors surgery.

The flat forms part of a development built by McCarthy and Stone and enjoys views over the communal gardens. There are double glazed windows and electric heating. Each apartment is self contained and so preserves complete independence and privacy, yet at the same time is wired for direct audio contact with the resident development manager and careline system. Other facilities include a residents lounge, guest suite, laundry room and resident development managers apartment.

Chain free. Viewing recommended.

Accommodation.

Communal entrance from car park with security entry phone system. Secondary entrance from Babbacombe Road. Residents lounge, laundry room, stairs and lift to all floors.

Entrance door with a security spy hole to the

Entrance Hall. Tunstall emergency intercom and pull cord. Smoke alarm. Coved ceiling. Large walk in airing/storage cupboard with slat shelving, insulated hot water cylinder with an immersion heater. Electricity meter and consumer box.

Lounge Two double glazed windows enjoying a sunny outlook over the communal gardens. Entryphone handset. Emergency pull cord. Coved ceiling. Wall lighting. Telephone and television aerial points. Storad night storage/convactor heater. An arched doorway opens to the

Kitchen. Fitted with modern white floor base units comprising cupboards and drawers with roll edge worktop areas and an inset sink unit. Matching wall cupboards. Diplomat four ring electric hood and a Hygena electric oven with a cooker hood over. Under counter fridge/freezer. Extractor fan. Tiled surrounds.

Bedroom. Double glazed window with a sunny aspect over the communal gardens. Built in wardrobe with folding doors, hanging rail and shelves. Fitted double wardrobe and free standing chests of drawers. Coved ceiling. Electric panel heater. Wall lighting.

Shower Room/WC. Fitted with a white suite comprising a double shower cubicle with a seat, glazed screens and a Mira Sport electric shower unit over. Emergency pull cord. Close couple WC. Washbasin set in a vanity unit with cupboards under. Chrome hand rails and towel rails. Mirror fronted cabinet. Fluorescent light. Extractor fan. Coved ceiling. Tiled walls.

Outside The property stands in well cared for gardens and grounds with a residents and visitors car park.

General Residue of 99 year lease from 1983/4 We are advised that the current service charge is £3,167.91 which includes the building insurance and water rates. Ground rent was £220.81 for six months. It is a condition of purchase that all residents must be over the age of 60 years (or in the case of a couple, one must be over 60 years whilst the other must be over 55 years). Managing Agents are First Port Retirement Property Services.

Council Tax Band B Energy Performance Rating Band C

PHOTOS





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