



Ridgewater

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2 Bedroom Flat for Sale in Vinery, Montpellier Road

Torquay

£220,000

FLOOR PLAN



DESCRIPTION

Enjoying superb southerly sea and coastal views and a large private patio terrace, this purpose built retirement apartment is located on the top/penthouse level of this prestigious retirement development on the lower slopes of the hillside above Torquay's Harbourside and the Town Centre, close to the sea front promenade leading to the Princess Theatre, the beach at Torre Abbey Sands, parks, leisure centre and train station. There are shopping areas, restaurants and cafes nearby and good bus services operating to other areas from the Strand.

The spacious and well designed accommodation includes a large main bedroom suite with a dressing area and en suite bathroom, a large lounge/dining room and well fitted kitchen. Outside is a large private patio terrace ideal for sitting and al fresco dining while enjoying the panoramic sea views over the Bay and it's coastline.

Accomodation.

Communal main entrance with spacious entrance and inner hallways. A Lift and stairs ascend to the penthouse/top floor level where there is a communal conservatory and terrace from where there are stunning sea views to Tor Bay. On this level is the laundry, and external steps with stair lift to the communal garden commanding fine sea views to Tor Bay with sheltered seating area for the enjoyment of all residents.

A covered walkway leads to the separate entrance to the flat.

Double glazed entrance door and window to the

Entrance Porch. Built in storage cupboard. Inner door to the

Long Hall. 20'9" x 3'9" (6.34m x 1.17m). Entryphone hand set. Built in cupboard with the electricity meter and consumer box. Creda night storage heater. Coved ceiling. Telephone point. Glazed double doors open through to the

Lovely Lounge/Dining Room 18'9" x 11'8" (5.73m x 3.56m). Featuring wide double glazed windows and patio doors opening onto the large private patio terrace and enjoying panoramic sea and coastal views over Torbay towards Brixham. Coved ceiling. Two Rointe Kyros electric heaters. Television aerial and telephone points. A

wide opening with ornate corbels leads to the dining area. Wide archway with ornate corbels opens through to the

Kitchen. 8'8" x 8'0" (2.65m x 2,45m). Beautifully fitted with units in a wood finish comprising floor base cupboards and drawers with granite effect work top surfaces and inset sink with a mixer tap. Excellent range of matching wall cupboards, glass fronted cabinets and tall cupboards with drawers. Tiled surrounds. Overhead and work top lighting. Range of Neff appliances including a four ring electric hob, oven and grill with a cooker hood over. Neff washer/dryer, fridge and freezer.

From the hall a doorway opens through to the **Main Bedroom Suite.**

Dressing Room Area. 5'0" x 4'1" (1.55m x 1,26m). Large built in wardrobes with sliding mirror doors. Built in storage cupboard. Coved ceiling. A wide opening leads through to

Bedroom 1. 12'1" x 9'5" (3.69m x 2.88m). Featuring double glazed french doors opening onto the large private patio terrace and enjoying panoramic sea and coastal views over Torbay towards Brixham. Coved ceiling. Rointe Kyros electric heater. Television aerial and telephone points.

En Suite Bathroom/WC. 6'7" x 6'4" (2.03m x 1.94m). Fitted with a white suite comprising a panelled bath with a mixer shower fitting, wash basin, close couple WC and bidet. Wide shelf with a large wall mirror, light and cupboard above. Heated towel rail. Dimplex fan heater. Shaver socket. Extractor vent.

Bedroom 2. 9'0" x 8'8" (2.74m x2.65m) Double glazed window to the rear. Built in double wardrobe with sliding mirror doors. Coved ceiling. Telephone point. Electric panel heater.

Shower Room/WC. 6'1" x 4'6" (1.87m x 1.38m) Fitted with a white suite comprising a close couple WC and pedestal wash basin. Glazed screen door to the shower cubicle with a Mira shower fitting. Chrome ladder style heated towel rail. Dimplex fan heater. Fully tiled walls. Built in airing cupboard with a Gledhill hot water cylinder, shelving and light.

Outside.

Large Private Paved Patio Terrace 23'0" x 12'0 (7.03m x 3.67m) enjoying panoramic sea and coastal views of over marina, harbour and along the coastline towards Brixham. Low wall surround and trellis screens. Sun awning. Water tap. Built in garden store. Ample space for potted plants and containers. Space for table and chairs.

Communal areas include a conservatory and terrace from where there are stunning sea views to Tor Bay. Laundry Room, communal rear garden with superb sea views over Tor Bay with sheltered seating area for the enjoyment of all residents.

Underneath the development is secure gated parking with an **Allocated Parking Space H**.

General.

Age requirement. Residents must be a minimum of 60 years of age.

Access. The property has either a sloping pathway or stepped approach.

Services. Mains Electric, Water & Drainage are connected.

Leasehold. 150 year lease from September 1986. Annual Service charge £5,600 per annum last paid with a peppercorn rent. Managing agents Crown Property

Management, Torquay.

Council Tax Band D (£2,232.85. 2024/2025).

Energy Performance Rating Band C.

Broadband & mobile. We understand that Standard & Ultrafast broadband are available in the area via Openreach, with mobile signal likely with Three, O2 & Vodafone although limited with EE (according to the Ofcom website).

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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