



Ridgewater
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1 Bedroom Flat for Sale in Stanley Court, Babbacombe
Offers in Excess £220,000

FLOOR PLAN



DESCRIPTION

This purpose built ground floor retirement apartment is situated on the level, overlooking Tessier Gardens and forms part of Stanley Court, a recently built McCarthy & Stone development of retirement flats most conveniently situated between Cary Park and the precinct shops and facilities in St Marychurch. The flat is beautifully presented in 'ready to walk into/almost as new' condition with the added benefit of a small patio, with a door and windows in the main rooms looking onto the lawn communal gardens at the rear and pleasant outlooks towards Tessier Gardens. The kitchen has been refitted and includes fitted appliances and there is a beautifully re-fitted modern shower room.

The flat is being offered for sale furnished and equipped making this a ready to move into proposition.

The district of Babbacombe offers a range of facilities and amenities including churches, local shops in Reddenhill Road, the open spaces of Cary Park with its tennis courts and bowling green, coastal walks over Walls Hill and the Downs which give access to a choice of beaches. Bus services operate from Babbacombe to Torquay town centre and beyond, together with its neighbouring districts of St. Marychurch and Plainmoor. All flats are fully specified for those aged sixty and upwards and personal safety features abound, including Careline to ensure that help is at hand 24 hours a day, 365 days a year. The Careline system, for added peace of mind, also controls door entry and monitors the fire alarm system. The development also has the advantage of a daily House Manager. Situated within the development is a comfortably furnished Residents Lounge, a twin bedroom Guest Suite with en suite shower room where friends or relatives can spend the night for a very reasonable charge. In addition there is a communal Laundry Room and pleasant communal garden with access into Tessier Gardens and a residents car park.

Accommodation.

Entrance door with a security spyhole to the spacious

Hall Tunstall emergency intercom. Alarm control panel. Built in broom cupboard with electricity consumer box. Door to large walk in store/airing cupboard with an electric light, slatted shelving and a Glenhill hot water cylinder.

Lounge/Dining Room 17' 6" x 10' 3" (5.34m x 3.14m). Featuring a double glazed door and window with louvre shutters opening onto a small paved patio and enjoying views over the lawned gardens with the lovely Tessier Gardens beyond. Two double glazed windows with blinds to the side also enjoying views over the lawned gardens with the lovely Tessier Gardens beyond. Coved ceiling. Ornate feature fireplace surround and hearth for an electric fire. Skirting heater. Alarm pull cord. Two ceiling lights. TV aerial point. Telephone point. Obscure glazed door opening to the

Kitchen 8' 0" x 6' 11" (2.46m x 2.12m) at widest. An irregular shaped room. Beautifully refitted with floor base cupboards, corner carousels, cutlery and pan drawers with work tops and matching upstand surrounds and an inset stainless one and a half bowl steel sink unit. Matching wall cupboards. Fitted ceramic hob with a stainless steel cooker hood over. Fan assisted oven with and a microwave over. Built in fridge/freezer. Dishwasher. Coved ceiling. Dimplex fan heater. Alarm pull cord. Tiled surrounds. Tile effect flooring. Double glazed window with a blind overlooking the lawned gardens with Tessier Gardens beyond.

Bedroom 13' 0" x 8' 4" (3.96m x 2.56m) Double glazed window with a blind overlooking the lawn rear gardens towards Tessier Gardens beyond. Built in wardrobes with folding mirror doors, hanging rails and shelf. Coved ceiling. Television aerial point. Alarm pull cord. Skirting heater.

Wet/Shower Room/WC 5' 8" x 5' 5" (1.74m x 1.67m) Beautifully refitted with a modern suite comprising a large double shower cubicle with folding glazed screens, seat and a chrome shower fitting. Wash basin in a vanity unit with cupboard under. wall mirror and two mirror fronted cabinets over. W.C. with a concealed cistern, shelf and mirror fronted cabinet over. Display niche with a glass shelf. Recessed ceiling lights. Bathroom panelled walls and wet room flooring. Extractor fan. Chrome ladder style heated towel rail. Chrome bathroom fittings.

General. Tenure. Leasehold. Residue of 125 year lease from 2002. Current Ground Rent £365 per annum and Current Service Charge £3,350.43 per annum to include water and sewerage charges, building insurance, maintenance of building, communal areas and grounds. There is a careline service and House Manager. Managing Agents are First Port Services.

Council Tax Band B (£1,819.88 or £1,364.91 with single person discount 2025/26).

Energy Performance Rating Band D.

Access. The flat enjoys a level approach.

Mains electricity, water and drainage. Electric heating.

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

Flood Risk. Surface Water, Rivers and Sea Very Low, Ground water and Reservoirs unlikely (according to Gov.uk 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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