



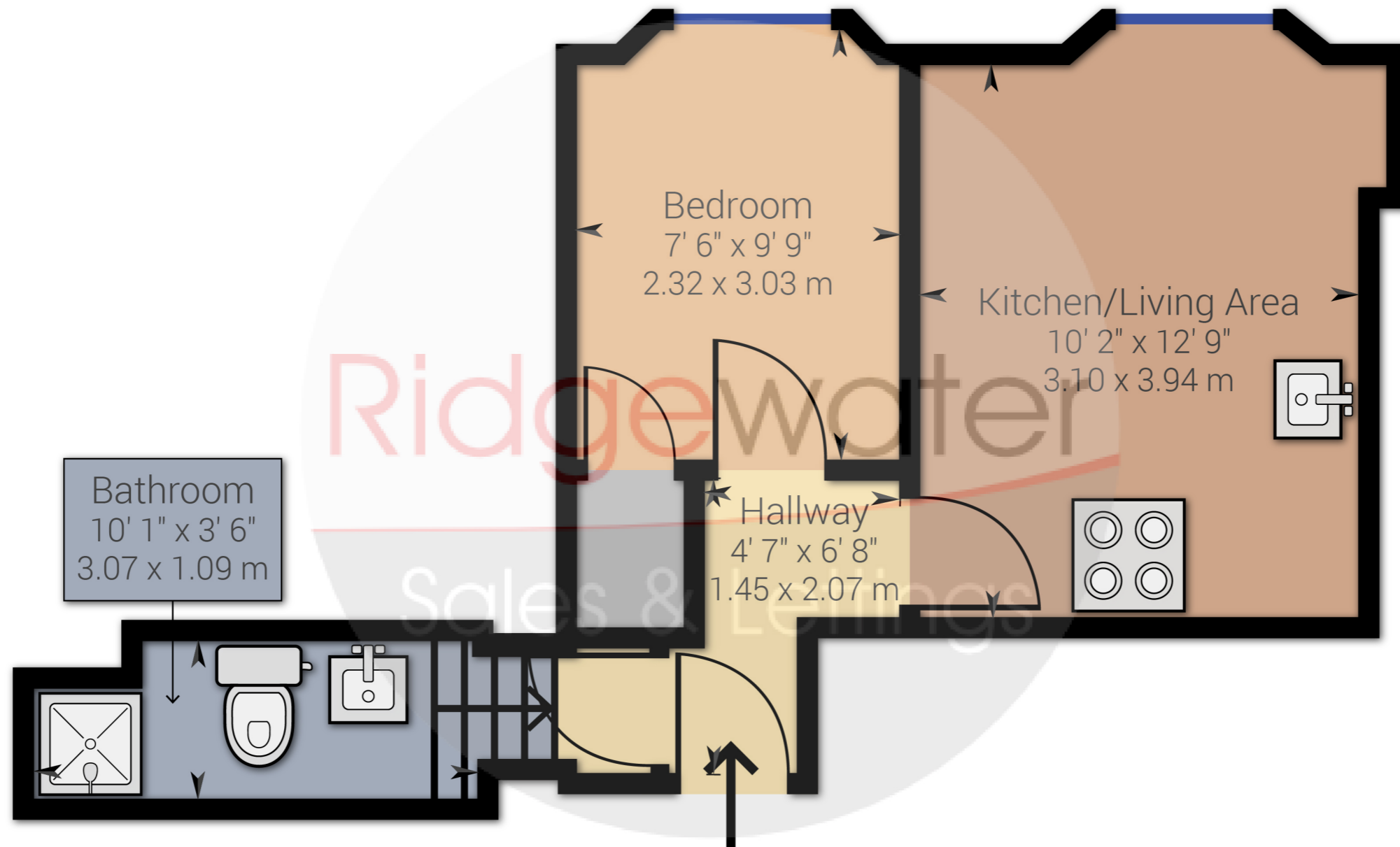
Ridgewater

Local • Independent • Experts

1 Bedroom Flat for Sale in Abbey Road, Torquay

£85,000

FLOOR PLAN



Approximate net internal area: 294.04 ft² / 27.32 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

DESCRIPTION

Conveniently located for the amenities of Torquay town centre and within a short distance of the beach at Torre Abbey Sands, this flat is a great investment opportunity. This flat is currently bringing in a rental income of £450 PCM and produces a rental yield of 6.3%.

This flat, in a Grade 2 listed building, has recently been redecorated and has had a recent integrated hob and oven fitted. This property is being sold to investors with tenants in situ, if you are a landlord looking to add to your property portfolio or looking to invest in property this is a must view.

TENURE - Leasehold

HALLWAY - 4'7" x 6'8" (1.45x2.07m)

The entrance hall provides access to all rooms which includes lounge/kitchen, bedroom and bathroom.

LOUNGE / KITCHEN - 10'2"x12'9" (3.10 x 3.94m)

The combined lounge/kitchen offers lots of natural light and a modern kitchen with new built-in hob and oven with under counter space for fridge/freezer and plumbing for a washing machine. Heating is via night storage heaters.

BEDROOM - 7'6" x 9'9" (2.23 x 3.03m)

A light double bedroom with a built-in storage cupboard which has access to the electric meter and water tank.

BATHROOM - 10'1" x 3'6" (3.07 x 1.09m)

The bathroom has a shower cubicle, toilet and wash basin.

LOCATION -

The flat's location offers great access to Torquay town centre and easy travel options for the whole of Torbay and beyond.

Lease -

999-year lease starting from 1983.
Service charge is £37.50 pcm.

Photos - please note, photos were taken in MARCH 2022 prior to the current tenancy starting.

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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