

SIMPLY GREEN

St Margarets Avenue

Torquay



## 2 BEDROOM APARTMENT

- ◆GROUND FLOOR FLAT
- ◆SHARE OF FREEHOLD
- ◆ALLOCATED PARKING
- ◆COMMUNAL GARDENS
- ◆TWO BEDROOMS
- ◆CENTRAL HEATING
- ◆LOUNGE DINING ROOM
- ◆KITCHEN
- ◆MODERN SHOWER SUITE
- ◆TENURE - LEASEHOLD (SHARE OF FREEHOLD)

Set within a highly sought after area of Torquay, this beautifully presented ground floor apartment is a short walk away from Babbacombe Downs, St Marychurch Precinct and a range of amenities. With well presented accommodation throughout, boasting two bedrooms, an open plan lounge dining room, kitchen and modern shower suit, viewing comes highly recommended to appreciate the accommodation on offer! With off road allocated parking and beautiful communal gardens.



## Accommodation

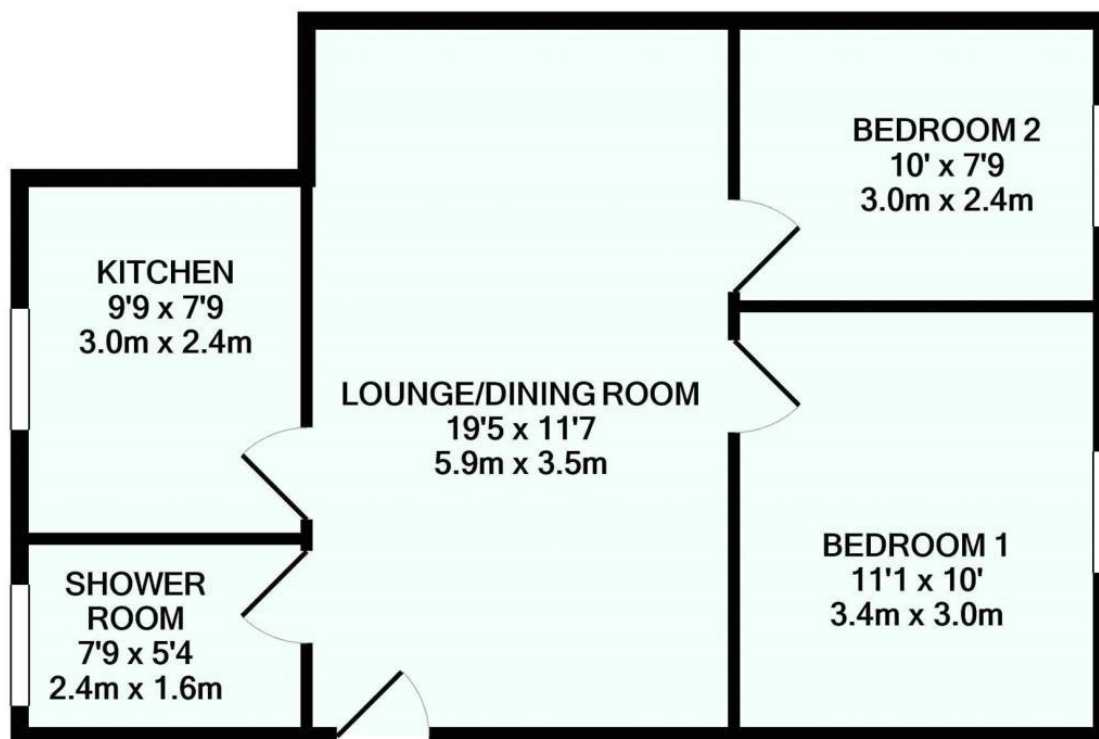
Steps lead to front entrance, with UPVC door opening into entrance hallway and lounge dining room. With cupboard housing consumer unit and doors to all rooms.

The lounge dining room comprises of UPVC double glazed windows to the front, central heating radiator, inset spotlights to ceiling and laminate flooring through. Doors to all rooms. With a modern kitchen boasting a range of wall and base units, work surfaces and tiling to splashback. Integrated cooker, hob and extractor over with space and plumbing for washing machine and fridge freezer. Central heating radiator and UPVC double glazed window to the front.

The shower room is finishes with a modern white suite, comprising of a walk in shower with glass sliding doors, pedestal wash basin, low level WC and metro tiling to splashbacks. Obscured glazed window to the front, extractor fan and glow worm boiler mount to the wall.

Bedroom One, with UPVC double glazed windows to the rear, central heating radiator and a range of power and media points. Bedroom Two with UPVC double glazed windows to the rear, central heating radiator and power points.





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### Outside

There are wrap around communal gardens with allocated parking for one car, access gate to the rear. With enclosed communal gardens complete with gravel beds and a lawn area, with a range of mature shrubs and bushes.

### Agents Notes

The property is share of freehold, with a well maintained block of 4 apartments, with annual shared costs of buildings insurance payable and further contributions as and when works may be required.

**EPC: C**

**COUNCIL TAX BAND: A**

**TENURE: LEASEHOLD**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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