

SIMPLY GREEN

Kingsley Square

Torquay



TWO BEDROOM GROUND FLOOR APARTMENT

- ◆MOTIVATED VENDOR
- ◆TWO BEDROOMS
- ◆PRINCIPLE ENSUITE
- ◆GROUND FLOOR APARTMENT
- ◆OPEN PLAN LOUNGE KITCHEN DINING ROOM
- ◆BALCONY SUN TERRACE
- ◆CAR PORT WITH OFF ROAD PARKING
- ◆SOUGHT AFTER AREA
- ◆CLOSE TO AMENITIES
- ◆TENURE - LEASEHOLD

This well-presented two-bedroom ground-floor apartment is situated in the popular Kingsley Square, within the sought-after area of The Willows. Enjoying a peaceful setting with pleasant views across the surrounding area, the property benefits from a sun terrace accessed directly from the main bedroom, with a bright, open plan living/kitchen dining room. Along with two allocated off-road parking spaces in a private carport to the rear.

With access to a wealth of surrounding amenities including Torbay Hospital, viewing comes highly recommended to appreciate the accommodation on offer.



Accommodation

Accessed via a communal entrance with level access to a private front door, opening into a spacious entrance hallway, offering access to all rooms.

The open-plan lounge, kitchen and dining area is positioned to the front of the property, with attractive UPVC double-glazed sash windows allowing in plenty of natural light. The living space includes central heating radiators, media points, and a well-defined dining area. The kitchen is fitted with a modern range of wall and base units, stainless steel sink with mixer tap and drainer, integrated oven and gas hob with extractor hood over, and space and plumbing for further white goods. A double-glazed sash window to the side provides a pleasant outlook, and a cupboard houses the combination boiler, with inset spotlights overhead.

Both bedrooms are located to the rear of the apartment. The principal bedroom is a generous double with a spacious storage cupboard, its own en-suite shower room featuring a corner shower with glass screen, pedestal wash basin and low-level WC. French doors open directly from this room onto a private sun terrace —ideal for relaxing outdoors. The second bedroom also overlooks the rear, with UPVC double-glazed windows and central heating.

A modern family bathroom completes the accommodation, with a white suite including a panelled bath with shower over, pedestal wash basin and low-level WC. Outside, the property benefits from two off-road parking spaces beneath a covered carport and access to communal grounds.



Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

Local Authority

Torbay Borough Council

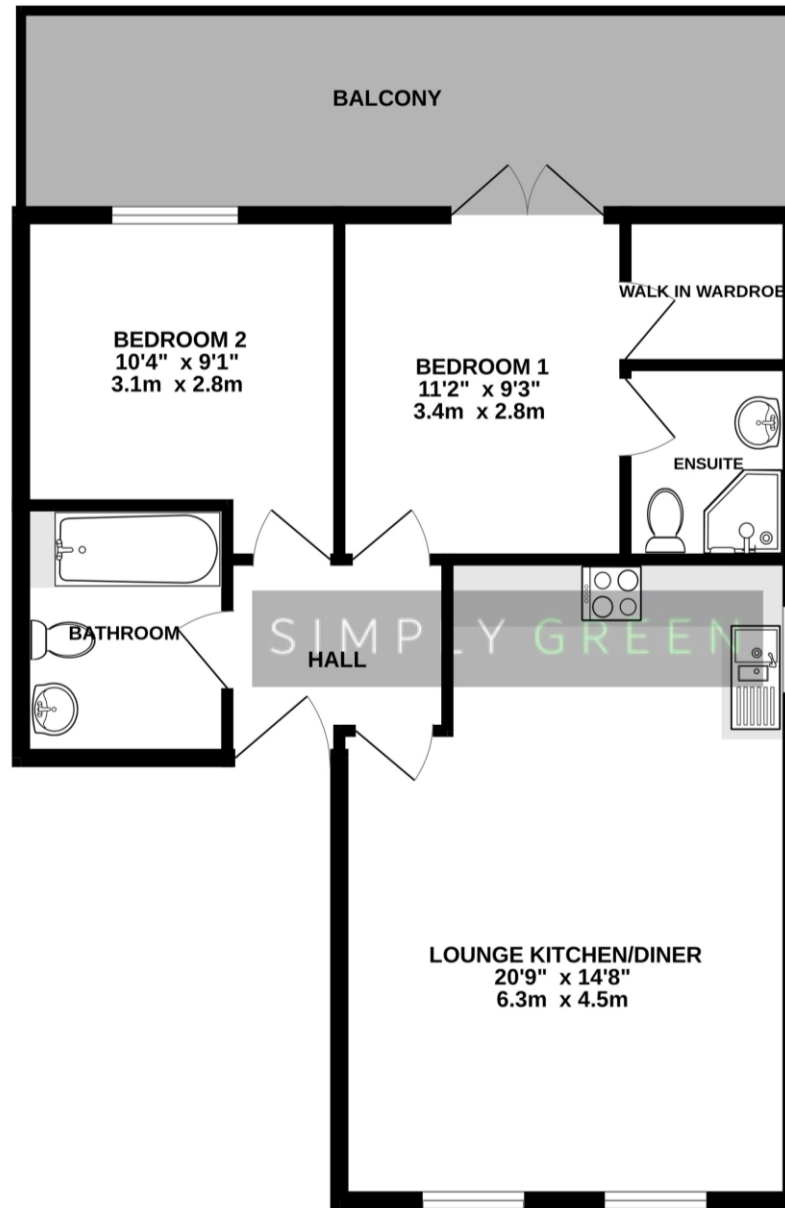
Agents Notes

There is an Annual Service Charge of £1266, payable to First Port.

Leasehold – 984 Years Remaining



FLOORPLAN



AT SIMPLY **GREEN**
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

LET US ARRANGE
A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

EPC: C

COUNCIL TAX BAND: B

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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