

**17 Glenside Court**

**Higher Erith Road, Torquay, Devon, TQ1 2RJ**



**PRICE: £69,950**

**Lease: 159 years from 1987**

**Property Description:**

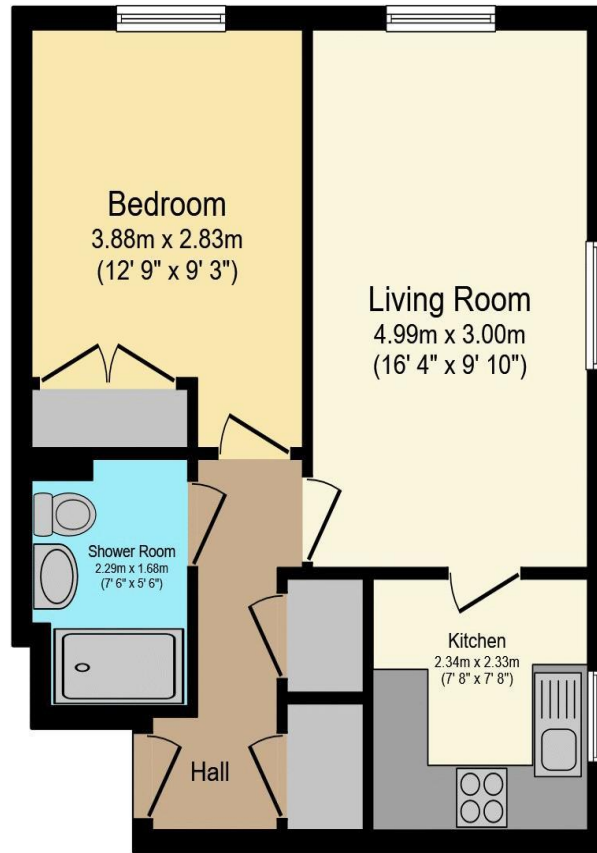
A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT Glenside Court comprises 30 properties arranged over 4 floors and is served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one bedroom and a bathroom. It is a condition of purchase that residents be over the age of 60 years. DRAFT DETAILS AWAITING APPROVAL

Development Manager  
Communal Garden  
Storage Room facility  
Minimum Age 60  
Communal Parking

Lift  
Lease 159 years from 1987  
Service Charge £3,471.20 Ground Rent  
£150.00



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 43.2 sq.m. (465 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 73                      | 84        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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For Financial Year Ending:

31/3/25

Annual Ground Rent:

£150.00

Ground Rent Period Review:

N/A

Annual Service Charge:

£3,471.20

Council Tax Band:

B

Event Fees:

0% Transfer

0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.