

## **31 Homequay House (Torquay)**

**Falkland Road, Torquay, Devon, TQ2 5LU**



**PRICE: Guide Price £95,000**

**Lease: 99 years from 1982**

### **Property Description:**

A ONE BEDROOM THIRD FLOOR RETIREMENT APARTMENT WITH BALCONY AND SEA VIEWS NO ONWARD CHAIN Homequay House is located on a level walk to local amenities was constructed by McCarthy & Stone (Developments) Ltd and comprises 38 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. Each property comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

Residents' lounge  
Communal Laundry

Minimum Age 60  
Lift to all floors

Guest Suite  
Development Manager  
Lease 99 years from 1982  
Service Charge £2,946.36    Ground Rent  
£795.00



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



Total floor area 43.1 sq.m. (464 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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**EPC to follow.**

**For Financial Year Ending:**

**31/8/25**

**Annual Ground Rent:**

**£795.00**

**Ground Rent Period Review:**

**2045**

**Annual Service Charge:**

**£2,946.36**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**0% Contingency**

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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.