



## Rowley Road | Torquay | TQ1 4PW

Asking Price Of £175,000

Located in the heart of St. Marychurch and within proximity to shops, bistros and bus routes is this newly refurbished top floor apartment. The accommodation consists of 2 bedrooms, lounge/diner, new kitchen and bathroom. Double glazing, Gas central heating and allocated undercover parking. Offered for sale with no onward chain, early viewing advised to avoid disappointment.

- NEWLY REFURBISHED
- 2 BEDROOMS
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- UNDERCOVER PARKING
- NO ONWARD CHAIN

## COMMUNAL ENTRANCE

Stairs to top floor, door to:

## ENTRANCE HALL

Storage cupboard housing the consumer unit, doors to:

LOUNGE/DINER 17' 8 max" x 13' 11 max" (5.38m x 4.24m)

Double glazed sash window to front, 2 radiators. Open plan to:

KITCHEN 12' 5" x 5' 8" (3.79m x 1.751m)

Fitted with a modern matching range of high gloss fronted wall and base mounted units and drawers with roll edge work surface over and under unit lighting.

Single bowl stainless steel sink unit with mixer tap. Fitted electric oven and gas hob with concealed cooker hood above.

Fitted washing machine, dishwasher and fridge/freezer. Double glazed skylight window, central heating boiler and inset ceiling spotlights.



BEDROOM 1 13' 5" x 11' 4 + Recess" (4.09m x 3.45m)

Double glazed sash window to front, access hatch to loft space, radiator.

BEDROOM 2 8' 1" x 7' 10" (2.485m x 2.391m) Double glazed sash window to front, radiator.

## BATHROOM

Fitted with a modern matching 3 piece white suite comprising of: Panelled bath with mixer tap and mains shower, low level WC and pedestal wash hand basin with mixer tap. Double glazed skylight window, extractor fan. Radiator and inset ceiling spotlights.

## OUTSIDE

The property is accessed via double gates which leads to the allocated undercover parking. There is also a spacious communal store room.

## MATERIAL INFORMATION

Tenure: Leasehold

EPC Rating:

Council Tax Band: B

Service Charge: £560 per annum

Ground Rent: Included in the Service Charge

## Address

Rowley Road, Torquay, TQ1 4PW

## Tenure

LEASEHOLD

## Council Tax Band

'B'

## Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.