



Lucerne, Lower Warberry Road, Torquay, TQ1 1TN

Asking Price Of £160,000

Here we have a well presented two bedroom ground floor purpose built apartment located in the popular Warberries district of Torquay being within reach of Torquay town centre and seafront. The property is part of a complex which sits in its own grounds having ample parking for residence and visitors plus a beautiful communal gardens which enjoy sunny aspect and an open outlook. The property itself offers two double bedrooms a large lounge diner which is semi open plan to the kitchen plus there is a bathroom having double glazing and electric panel/night storage heaters. This particular flat has an allocated parking space. The property is now being offered with no onward chain and will make an ideal lock up and leave property. Early viewing is strongly recommended.

- GROUND FLOOR FLAT
- WELL PRESENTED
- DOUBLE GLAZED
- ELECTRIC HEATING
- ALLOCATED PARKING

Communal Entrance

Accessed via a security intercom. This flat is close to the main entrance for ease of access. Private front door to;

Hallway

Security entry. Built in airing cupboard housing hot water cylinder with hot water and heating controls. Tiled floor. Double width store/coat cupboard. Gabarron digital electric heater plus digital night storage heater (not connected).

Lounge Diner - 6m x 3.2m (19'8" x 10'5")

A large and bright room having double glazed windows to either end overlooking the front and rear of the complex. Digital storage heater. TV point. Space for a dining table and chairs with the dining area opening to:

Kitchen - 3.4m x 1.6m (11'1" x 5'2")

Fitted with a range of matching wall and base units with wood effect work surfaces over.

Single drainer stainless steel sink unit with mixer tap. Built-in electric oven. Space for fridge. Tiled floor. Double glazed window overlooking the gardens and rear of complex. Part tiled walls.

Bedroom One - 3.1m x 3.1m (10'2" x 10'2")

Useful built-in wardrobes. Double glazed window to the front. Gabarron digital electric heater.

Bedroom Two - 3.1m x 2.1m (10'2" x 6'10")

A smaller double bedroom having double glazed window to the front aspect and built-in wardrobes.

Bathroom

Fitted with a matching three-piece suite comprising bath with Mira electric shower over, wash hand basin and close WC. Extractor fan. Tiled floor and tiled walls.

Outside

Sits within its own ample grounds having communal gardens which are mainly lawn with a variety of inset mature trees and shrubs. There are various seating areas to take advantage of the view and the sunny aspect.

Laundry

There is a residence laundry equipped with washing machines which are paid as you go.

Parking

At this flat has an allocated parking space.

Visitor Parking

There are ample visitor parking spaces at the main entrance to the development.

Address

Flat 1, Lucerne, Lower Warbery Road, Torquay TQ1 1TN

Tenure

LEASEHOLD

Council Tax Band

B

Contact Details

117 Union Street
Torquay
TQ1 3DW

www.taylorsestates.co.uk

enquiries@taylorsestates.co.uk
01803 201904

Material information

Leasehold approximately 957 years remaining (the property also owns a 35th of the freehold)

Service charge approximately £1,956 per year this includes building insurance, general maintenance, gardening and water rates.

Ground rent £10 per year.

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.