



Torwood Street, Torquay, TQ1 1DT

Asking Price Of £197,500

This stunning two bedroom first floor apartment is perfectly positioned for Torquay Harbourside with its wide range of restaurants, bars, beaches and Torquay Marina. Beautifully presented and offering an impressive open plan lounge/kitchen which enjoys seaviews to Torquay Harbour, two double bedrooms and a luxury shower room with double glazing and central heating. The kitchen is fitted with a range of top quality modern units with quartz work surfaces and a range of built-in appliances including dishwasher, induction hob, oven washing machine and microwave. The apartment retains its original high ceilings, large windows and decorative coving to the ceilings with the common areas also retaining many period features. This will make a perfect second home or even first time purchase must be viewed from inside to fully appreciate the property on offer.

- STUNNING APARTMENT
- 2 BED
- CLOSE TO HARBOUR/ MARINA
- LUXURY KIT
- BUILT IN APPLIANCES

Access to the building can be from the main entrance on Torwood Street or more conveniently From the rear which is located in south Hill Road. This entrance brings you in at first floor level. South Hill Road is a short cul-de-sac and offers permit parking.

Entry intercom. Communal hallway leading to front door:

And L shaped hallway with radiator and built-in store cupboard housing hot water and gas boiler for central heating and hot water. Access hatch to loft area. Original coving.

Open Plan Lounge/ Kitchen - 7.5m x 4.9m (24'7" x 16'0")

This amazing room has a large lounge area and five large double glazed windows offering a dual aspect and sea views to Torquay harbour. The lounge will accommodate a large three piece suite and has benefit of three radiators. This is open to a beautiful contemporary kitchen area fitted with a range of contrasting Grey and white wall and base units topped with quartz work surfaces and fitted with a range of appliances including an induction hob dishwasher washing machine oven microwave oven and wine cooler. The lighting to the area has been carefully thought out with LED plinth lights under cabinet lighting spotlights to the ceiling and low hung over counter lights to the island so creating the perfect ambience large room has high ceilings and deep skirting boards and also retains ornate coving and ceiling rose.

Bedroom One - 4.6m x 3.2m (15'1" x 10'5")

A large double bedroom with two large double glazed windows and windowsill shelving affording views towards Torquay Harbour. There is a range of a built-in wardrobes to one wall radiator and original ornate coving.

Bedroom Two - 3m x 2.4m (9'10" x 7'10")

a smaller double room having a double glazed window And radiator and again having high ceilings and ornate coving.

Shower Room/ WC

A well appointed room fitted with a white vanity unit with inset wash hand basin and chrome mixer tap with adjoining low-level WC with enclosed cistern. The shower area off a double width cubicle with glass splash screen and chrome mains shower fitment with dual showerhead. Vanity mirror to the wash area complementary floor and wall tiling. Chrome ladder style radiator.

Parking

Parking is on road only with permit parking being available at approximately £30 subject to certain criteria.

Material information

Leasehold 152 years

Maintenance approximately £190 per month. To be confirmed.

Ground rent approximately £100 per year. To be confirmed.

Total Cost per year - £2,592

Address

Torwood Street, Torquay, TQ1 1DT

Tenure

LEASEHOLD

Council Tax Band

A

Contact Details

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Total area: approx. 69.2 sq. metres

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.