



## Lower Warberry Road, Torquay, TQ1 1QR

Convenient for the seafront located in the popular area of the Warberry's is this purpose built upper floor apartment enjoying superb sea views across Torbay towards Paignton from every window. The accommodation consists of two double bedrooms, lounge/diner, kitchen, bathroom and separate cloakroom. The property is double glazed and has gas central heating. There is a balcony, garage, residents parking and beautiful landscaped gardens and a residents swimming pool. Early viewing advised to avoid disappointment. Chain free.

Asking Price Of £240,000

- SIXTH FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- BALCONY AND SEA VIEWS
- COMMUNAL SWIMMING POOL
- GARAGE AND PARKING
- CHAIN FREE



## COMMUNAL ENTRANCE HALL

Security entry system. Stairs and a lift to all floors. Door into:-

## ENTRANCE HALL

Two double storage cupboards and airing cupboard. Security entry system. Doors to:-

## LOUNGE/DINER 18' 2" x 16' 4" (5.544m x 4.979m)

A dual aspect room with double glazed windows to side and rear enjoying a superb open outlook and sea views towards Paignton. Fitted shelving and draw units incorporating electric fire. Double glazed door to:-

## BALCONY Glass and chrome enclosed balcony. Tiled flooring.

## KITCHEN 15' 2" x 7' 1" (4.642m x 2.179m)

Fitted with a matching range of wall and base mounted units and drawers with roll edge work surface over. 1 1/2 bowl stainless steel sink unit with mixer tap. Fitted electric double oven and gas hob with concealed cooker hood above. Spaces for washing machine, tumble dryer, fridge/freezer and further appliance. Double glazed window to side with sea views towards Paignton.

## BEDROOM ONE 16' 3" x 10' 1" (4.97m x 3.085m)

Double glazed window to rear enjoying an open outlook and sea views. Fitted triple wardrobe.

## BEDROOM TWO 12' 4" x 9' 7" (3.773m x 2.934m)

Double glazed window to side enjoying superb sea views towards Paignton. Fitted wardrobe.

## BATHROOM

Fitted matching two piece white suite comprising panelled bath, electric shower and pedestal wash hand basin. Extractor fan. Tiled walls and floor. Heated towel rail. Separate toilet from bathroom as well.

## CLOAKROOM

Fitted with a modern matching two piece white suite comprising low level WC and wall mounted wash hand basin. Extractor fan. Tiled flooring.

## OUTSIDE

To the front of the building there are garages of which one is allocated to this property and residents parking. The gardens are landscaped and laid mainly to lawn with mature shrubs and bushes. There is a residents swimming pool with tiled surround.

## MATERIAL INFORMATION

Tenure: Leasehold

LEASE REMAINING: 937 years

EPC Rating: D

Council Tax Band: C

Service Charge: £300 per month

Ground Rent: £25 per annum

Service Charge Includes: Building insurance, Maintenance, Gardening and Water rates

Allows pets and can sub let the property

## Address

Lower Warberry Road, Torquay, TQ1 1QR

## Tenure

LEASEHOLD

## Council Tax Band

C

## Contact Details

117 Union Street

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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.