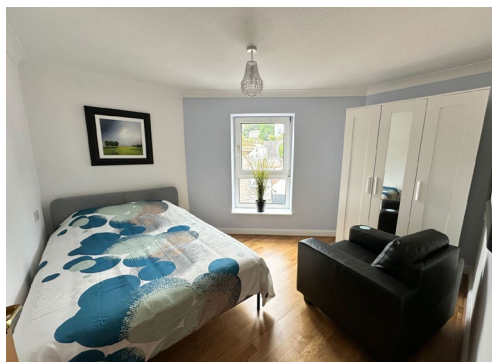




Abbey Road, Torquay, TQ2 5NB

Asking Price Of £89,950

If you're looking for a delightful retirement property within the English Riviera, then this immaculate two bedroom apartment is just the ticket! Located within Torquay town centre meaning it is within instant access for all the shops and services and also a 10 minute walk to Torquay Harbour and Marina. This property is ready to move into and offers a bright lounge/Diner with dual aspect windows, a modern fitted kitchen with built-in oven and hob, fridge, washing machine and cooker hood. There are also two double bedrooms plus a modern shower room which is all accessed from a welcoming hallway and presented in ready to move into condition.

No chain!

- RETIREMENT APARTMENT
- 2 BEDROOMS
- DOUBLE GLAZED
- IMMACULATE CONDITION
- NO ONWARD CHAIN

Communal Entrance

Access via a security intercom to main foyer where there is a lift or stairs to the fifth floor where this apartment is located.

Private Front Door To:

Hallway

Built-in cupboard housing hot water cylinder. Entry intercom/emergency alarm. Night storage heater. Oak top layer flooring.

Lounge Diner - 5.44m x 4.19m (17'10" x 13'8")

A spacious and bright room with double aspect double glazed windows overlooking Torquay town centre up towards Castle Circus in the distance. There is space for 3 piece suite and dining table. Night storage heater. Glazed door leading to:

Kitchen - 3.2m x 1.83m (10'5" x 6'0")

Fitted with a modern range of white wall and base units with dark wood grain effect work surfaces over. Integrated electric hob with cooker hood over and electric oven/grill below. Integrated Fridgemaster refrigerator and also Hotpoint washer/dryer. Tiled walls double glazed window with similar outlook to the lounge.

Bedroom One - 3.58m x 3.23m (11'8" x 10'7")

Double room with double glazed window with an open outlook. Oak top layer flooring.

Bedroom Two - 3.05m x 3.02m (10'0" x 9'10")

Another double room with double glazed window having an open outlook. Oak top flooring.

Shower Room

Fitted with a modern white suite having a double walk in shower area with glazed splash screen and electric shower there is also a seat and grab rails if required. Pedestal wash hand basin with mirror. Close coupled WC with dual flush. Part tiled walls. Wall heater. Emergency pull cord.

Communal Facilities

Residents lounge
Storage Room
Guest suite
Managers office
Patio and garden space
Parking (non-allocated)

Material Information

Leasehold 125 year lease from 1988
Share of freehold
Service charge approximately £230 per month (to be confirmed)
Over 60's retirement property
Note: The property cannot be a buy to let nor a second home.

Address

Abbey Road, Torquay, TQ2 5NB

Tenure

LEASEHOLD

Council Tax Band

C

Contact Details

117 Union Street
Torquay
TQ1 3DW

www.taylorsestates.co.uk

enquiries@taylorsestates.co.uk
01803 201904

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of all items, including cupboards and other items, are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon are based on records and no guarantee as to their operability or efficiency can be given. (Scale 1:1000) (1/10/20)

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.