



Cliff Road | Torquay | TQ2 6SW

Asking Price Of £265,000

The "English Riviera" is home to this highly sought after development of luxury apartments. Perched on a large headland between Paignton and Torquay is "The Headlands" which enjoys uninterrupted sea views from the communal gardens and grounds across all of Tor Bay taking in both Brixham and the Ilsham area of Torquay. Property being close to all main bus routes. This spacious apartment occupies a ground floor position and has a large lounge/diner overlooking the cul-de-sac road, spacious well appointed kitchen, two double bedrooms with the master having an ensuite bathroom and access to the balcony, plus a main shower room/WC all of which has double glazing and modern electric heating. There is an allocated parking space within the car park area plus there are communal visitor parking spaces is too. There are beautifully maintained gardens with various seating areas where you can relax! One to be viewed!

- GROUND FLOOR FLAT
- COASTAL LOCATION
- MASTER ENSUITE
- PARKING
- CUL-DE-SAC
- COMMUNAL GARDENS

## COMMUNAL ENTRANCE

Access via a security intercom. Large foyer with seating area and water feature. Private front door to the flat.

## HALLWAY

Three built-in store cupboards. Digital radiator.

## LOUNGE/DINER - 6.7m x 3.7m (21'11" x 12'1") max.

A superb room having two double glazed windows overlooking the cul-de-sac road. Ample space for a dining suite. Digital radiator. TV point. Decorative fireplace with wood surround. Wall light points.

## KITCHEN - 3.7m x 2.6m (12'1" x 8'6")

A well-appointed kitchen fitted with a comprehensive range of white wall and base units with work surface over. Integrated oven/grill with glass electric hob and cooker hood over. Integrated fridge and freezer and combi washer/dryer machine. Wall tiling and display shelving. Large opening to the lounge/diner.

## MASTER BEDROOM - 4.6m x 2.8m (15'1" x 9'2") max.

A large double bedroom with dressing area and built-in wardrobes. Double glazed patio doors leading to the private balcony. Door leading to:-

## ENSUITE BATHROOM

Fitted with a white suite comprising bath with shower attachment over, wash hand basin, wall mounted sink and low-level WC with concealed cistern . Heated towel rail. Tiling to walls and floor.

## Address

Cliff Road, Torquay, TQ2 6SW

## Tenure

Leasehold

## Council Tax Band

D

## EPC Rating

C

## Contact Details

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## BEDROOM TWO - 3.7m x 2.3m (12'1" x 7'6") max ((irregular shaped)

Another good sized room with double glazed window to the front and built in wardrobe. Digital radiator.

## MAIN SHOWER ROOM

Walk in shower cubicle with shower fitment wash hand basin and close WC. Tiled walls and floor. Built in cupboard. Illuminated mirror over sink.

## OUTSIDE

Standing in large communal grounds which wrapped around the building and come complete with tables, chairs and benches to relax on and enjoy the stunning sea views.

## PARKING

There is an allocated space for this apartment plus communal or visitor spaces.

## MATERIAL INFORMATION

Leasehold 950 years (tbc), Freehold 1/30 share, Maintenance charge £2877 per annum inc water rates, No holiday lets, rental or pets.



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.