



Lower warberry Road | Torquay | TQ1 1TN

Asking Price Of £129,950

Here we have a two bedroom second 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 enjoys superb open and sea views across Torquay and offers two double bedrooms, a large lounge/diner, kitchen and bathroom having double glazing and radiators/electric panel heating. This flat also has a single garage. The property is now in need of modernising throughout and is being offered with no onward chain. Early viewing is strongly recommended.

- FLAT
- 2 BEDS
- SEA VIEWS
- GARAGE
- NEEDS MODERNISING
- NO CHAIN

### Communal Entrance

Communal entrance with stairs or lift to 2nd floor landing, private front door to flat.

### Hallway

Built in coat cupboard with trip switch fuse box and shelf. Entry intercom. Telephone point. Electric panel heater. Airing cupboard housing copper cylinder.

### Lounge Diner - 6.1m x 3.3m (20'0" x 10'9")

A spacious bright and airy lounge diner with two double glazed windows enjoying spectacular open and sea view across Torquay towards Paignton. Radiator. Electric panel heater. TV points. Serving hatch to kitchen.

### Kitchen - 3.3m x 1.7m (10'9" x 5'6")

Fitted with a range of wall and base units with a single drainer and stainless steel sink unit. Electric cooker points. Double glazed windows with sea view towards Paignton.

### Bedroom One - 3.7 m x 3.1 m at widest

Double glazed window with an open outlook across the Warberries. Radiator. Built-in wardrobe.

### Bedroom Two - 3.2 m x 2.1 m at widest

A smaller double or generous single bedroom with double glazed window enjoying an open outlook as per bedroom one. Radiator. Built-in wardrobe.

### Bathroom

Fitted with a coloured suite comprising bath, wash basin and WC. Electric wall heater. Radiator.

### Outside

There are beautifully kept large communal gardens which have been planted with a range of mature trees and shrubs. Residence seating area.

### Garage

Single garage in block . Located 4th down from the left.

### Visitor Parking

A number of visitor parking spaces are available.

### Material Information

Leasehold 999 years from 29 September 1982

Service charge approximately £3269.29 per year this includes building insurance, general maintenance, gardening and water rates.

Ground rent TBC per year.

### Address ‘

Lower Warberry Road, Torquay, TQ1 1TN

### Tenure ‘

Leasehold

### Council Tax Band ‘

B

### EPC Rating ‘

D

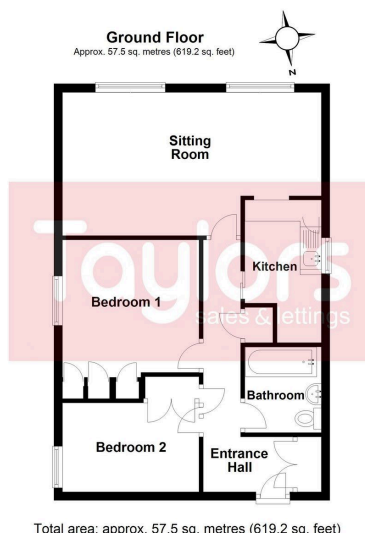
### Contact Details

117 Union Street  
Torquay  
Torbay  
TQ1 3DW

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk

01803 201904



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.