

## Willis Court, Shirburn Road, Torquay, TQ1 4JN

Asking Price Of £110,000

Willis Court is a complex of purpose-built flats located within walking distance of Torquay town Centre with its train and bus stations, seafront, theatres and marina. This spacious two bedroom ground floor flat is now being sold with vacant possession and whilst will benefit from some modernising has well planned accommodation comprising; lounge/diner, kitchen/breakfast room, two double bedrooms, shower room, separate WC and large storeroom. There are communal grounds for all residents plus off-road parking.

- GROUND FLOOR FLAT
- SPACIOUS ACCOMODATION
- ELECTRIC HEATING
- DOUBLE GLAZING
- PARKING



Communal entrance Security intercom.  
Private front door to flat.

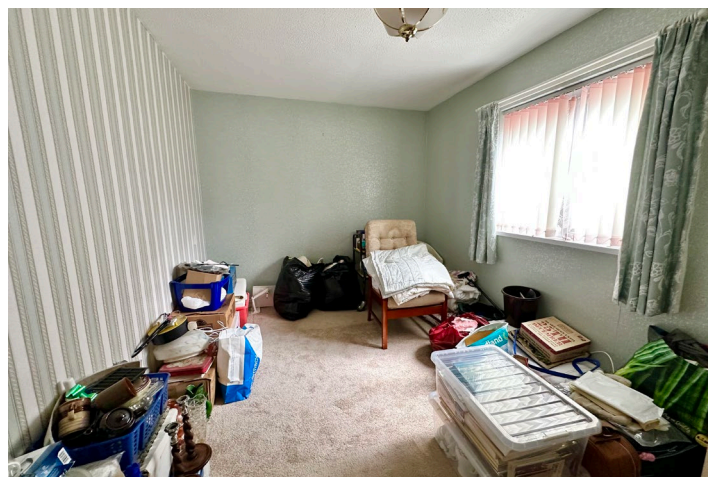
**Hallway** Built in airing cupboard housing hot water tank. Night storage heater. Entry intercom.

**Lounge Diner** 5.5 m x 3.7 m A spacious room with double aspect double glazed windows, one of which enjoys an open outlook across the communal grounds. Decorative fireplace. TV point. Two night storage heaters.

**Kitchen** 3.9 m x 2.5 m max Fitted with a range of white wall and base units with worksurface over and inset composite sink unit. Appliance spaces for cooker and washing machine and space for a fridge freezer. Small breakfast bar. Double glazed window enjoying an outlook similar to the lounge. Cooker hood. Integrated fridge and freezer.

**Bedroom one** 4.6 m x 2.6 m max A generous double bedroom with double glazed window enjoy outlook across the ground. Electric panel heater. Night storage heater.

**Bedroom two** 4.3 m x 2.6 m Another generous double bedroom with double glazed window.



**Shower room** Wide shower cubicle with electric shower fitment and glass surround. Pedestal wash hand basin. Tiled walls. Heated towel rail. Separate WC Close couple WC and fully tiled walls.

**Storeroom** 2.6 m x 1.3 m A useful storeroom or could be used as a home office (no window).

**Outside** The development stands in communal grounds which are laid mainly to lawn with insect mature trees.

**Parking** Non-allocated space within the car park area.

Leasehold 125 years from 1991 Ground rent £10 per annum

Address Willis Court, Shirburn Road,  
Torquay, TQ1 4JN

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating 'D'

### Contact Details

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