



Rowley Court, Torquay, TQ1 4PW

Asking Price of £165,000

If you have always wanted to live in the heart of St Marychurch then this 2 bedroom second floor flat is a 'must view'! Less than a minutes walk will see you at the door of any of the boutique shops, cafes, supermarkets and the popular Dolphin Inn public house. There are also delightful coastal walks down to Babbacombe and Oddicombe beaches. The flat is well appointed offering two good sized bedrooms, a lounge/diner being open plan to a modern kitchen with built in appliances plus a modern bathroom with main shower. All this has double glazing and central heating with a more recently installed gas boiler. There is under cover parking via a gated entrance. This chain free property is keenly priced to sell so be quick!

- NEWLY REFURBISHED
- TWO BEDROOMS
- DG & GCH
- UNDERCOVER PARKING
- NO ONWARD CHAIN

COMMUNAL ENTRANCE Stairs to second floor, door to:

ENTRANCE HALL Storage cupboard housing the consumer unit, doors to:

LOUNGE/DINER 17' 8 max" x 13' 11 max" (5.38m x 4.24m) Double glazed sash window to front, 2 radiators. Open plan to:

KITCHEN 12' 5" x 5' 8" (3.79m x 1.751m) Fitted with a modern matching range of high gloss fronted wall and base mounted units and drawers with roll edge work surface over and under unit lighting. Single bowl stainless steel sink unit with mixer tap. Fitted electric oven and gas hob with concealed cooker hood above. Fitted washing machine, dishwasher and fridge/freezer. Double glazed skylight window, central heating boiler and inset ceiling spotlights.

BEDROOM 1 13' 5" x 11' 4 + Recess" (4.09m x 3.45m) Double glazed sash window to front, access hatch to loft space, radiator.

BEDROOM 2 8' 1" x 7' 10" (2.485m x 2.391m) Double glazed sash window to front, radiator.

BATHROOM Fitted with a modern matching 3 piece white suite comprising of: Panelled bath with mixer tap and mains shower, low level WC and pedestal wash hand basin with mixer tap. Double glazed skylight window, extractor fan. Radiator and inset ceiling spotlights.



OUTSIDE The property is accessed via double gates which leads to the allocated undercover parking.

There is also a spacious communal store room.

MATERIAL INFORMATION Tenure: Leasehold EPC Rating: Council Tax Band: B Service Charge: £560 per annum Ground Rent: Included in the Service Charge

Note: The photographs used were taken prior to the property being occupied.



Material Information

Address 'Crownhill Park,
Torquay, TQ2 5LP'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating 'C'

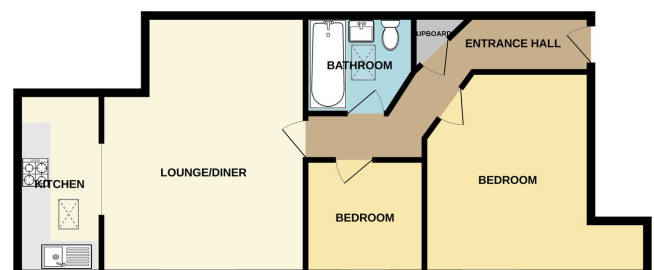
Contact Details

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GROUND FLOOR



2 BEDS, 1 BATH, 1 FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Miroplan C2022

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.