



Flat 14 Grafton Court

Grafton Road, Torquay, Devon, TQ1 1UP



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**Lower Ground Floor Apartment with Sea Glimpses
Presented in Good Condition, Convenient Location
Kitchen, 'L' Shape Living Room & Dining Room
Two Bedrooms, Shower Room, Patio
Private Garage and Communal Gardens with Sea Views**

LOCATION

The apartment is situated within Grafton Court, off Grafton Road within the desirable area of the Warberries. Torquay town centre is only 0.5 miles away and Wellswood Village with all its amenities is 0.9 miles.

DESCRIPTION

The property is a lower ground floor apartment within a 4 x storey purpose-built block. The apartment is tastefully decorated and fitted with uPVC double glazing and a gas central heating system.

The layout consists of living room/diner, kitchen, two bedrooms and a shower room. The apartment benefits from a private terrace and well-kept communal gardens with far reaching views across Torbay. There is also a single garage in a separate block off the car park.

Ref No: 5033

£170,000 Leasehold

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The Property comprises:-

Intercom entry system from main entrance. Communal lobby. Stairs down to communal corridor leading to:-

APARTMENT FRONT DOOR

HALLWAY

With 2x storage cupboards, inset ceiling spotlights.

'L' SHAPED LIVING ROOM/DINER

DINING AREA

11' 2" x 7' 1" (3.4m x 2.16m)

LIVING AREA

19' 8" x 10' 6" (6m x 3.2m)

Sliding patio door to paved terrace. Sea view from side window.

KITCHEN

5' 11" x 11' 10" (1.8m x 3.6m)

Base & wall mounted units, sink unit with drainer, dishwasher, 4 ring gas hob with oven under, inset ceiling spotlights. Plumbing for washing machine, space for upright fridge freezer. Wall mounted Ideal gas boiler.

BEDROOM

7' 9" x 11' 10" (2.35m x 3.6m)

Mirror fronted fitted wardrobe.

BEDROOM

9' 6" x 11' 10" (2.9m x 3.6m)

Mirror fronted fitted wardrobe.

SHOWER ROOM

WC, wash hand basin, large corner shower and heated towel rail.

OUTSIDE

Private paved terrace and communal gardens.

GARAGE

In separate block.

GENERAL INFORMATION

TENURE

We are informed that the tenure of the property is Long-Leasehold, for 999 years from 29th February 1980 with 1/14th share of the Freehold.

UTILITIES

Mains water, electricity and gas are connected to the property. The service charge from 1st November 24/25 is £1,020.

COUNCIL TAX BAND C

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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