



Higher Erith Road, Torquay, TQ1



Offers in the Region of **£80,000**

NO ONWARD CHAIN |

Ground floor retirement flat |

Allocated parking |

close to the seaside |

On-site warden |

Decent-sized storage cupboard.

- Ground Floor Retirement Apartment
- NO ONWARD CHAIN
- Wet Room
- Spacious Lounge/Diner
- Private Patio
- Sunny Communal Garden
- Allocated Parking Space
- Fantastic Location
- On-site Warden
- Private Storage Cupboard



This spacious ground floor retirement apartment is being offered for sale with NO ONWARD CHAIN and is located in the sought after village of Wellswood with its array of local shops and amenities, St Matthias Church and public transport, and within a short walk from Ilsham Valley and Meadfoot beach beyond.

An access ramp and stairs lead up to the communal main entrance with entry intercom system, wardens desk and lift to lower and upper levels. The private main entrance is found to the ground floor and opens into a welcoming reception hall with two storage cupboards and doors to principal rooms. The lounge/diner benefits from a decorative mantelpiece and door with ramp leading out to a private patio area with steps leading to the front of the building and pathway to the rear communal garden. The kitchen is fully equipped with wall, base and drawer units with inset four ring electric hob, plumbing for automatic machine and space for under counter fridge and freezer. The double bedroom sits next to the lounge/diner and benefits from two built-in wardrobes with hanging rails and shelving. Completing the layout is a wet room with electric shower, heated towel rail, pedestal wash basin and low level WC. The property is also fitted with multiple pull alarms in each room for medical emergencies. It will alert the warden or a private company during unmanned hours. There is also electric storage heating and, on the ground level is, a useful storage area with private storage cupboards designated to each apartment.

Outside, to the front of the building there is residents' parking with allocated parking space for one vehicle. A gate and steps to one side of the property leads past the private patio area to the sunny communal garden which is predominantly

www.garganandhart.co.uk

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Gargan & Hart
Estate Agents

ADDITIONAL INFORMATION

Tenure – Leasehold (62 years remaining)

Ground Rent - £150 pa

Service Charge - £3,500 pa

Council Tax - Band D