



**Connells**

Chapel Court St. Vincents Road  
Torquay





### Property Description

Conveniently located on the outskirts of the town centre and within proximity of local schools is this purpose built top floor apartment. The property has been modernised throughout to a high standard with all new carpeting throughout with vinyl flooring in the kitchen and bathroom. The accommodation consists of 2 double bedrooms, lounge/diner, kitchen, bathroom and study. The property is double glazed and gas centrally heated and there is a residents car parking area and communal gardens. No onward chain.

Within the last 2 years, the management company has upgraded the whole site, replacing insulation and rendering to external walls, fitted a new roof, UPVC double glazed windows and decorated communal areas. A serviced fire alarm system is fitted and an independent smoke detector fitted in the flat.

### LOCATION AND AREA:

Torquay originated as a Victorian spa, later becoming a much loved tourist destination with its long sandy beach at Tor Abbey and more secluded beaches at Meadfoot, Babbacombe and Oddicombe; Torbay is often referred to as the English Riviera. Torquay Harbour and Marina are situated at the bottom end of the town, just a short walk from Tor Abbey Sands and offers a range of shops, cafes and restaurants; many of whom serve fresh local seafood and locally sourced produce.



## Communal Entrance

Security entry system. Stairs to top floor and door to:

## Entrance Hall

Security entry system. Storage cupboard with shelving and light and housing the electric consumer unit. Cloaks cupboard with shelving, coat hooks and radiator. Access hatch to loft space, doors to:

## Lounge/Diner

17' 7" x 9' 8" ( 5.36m x 2.95m )

Double glazed window, 2 radiators. Inset ceiling spotlights and hanging pendant light over the dining area. Door to:

## Kitchen

10' 7" x 8' 4" ( 3.23m x 2.54m )

Fitted with a modern matching range of wall and base mounted units and drawers with butcher block style work surface over and under unit lighting. Single bowl stainless steel sink unit with mixer tap. Fitted electric oven and hob with cooker hood above, spaces for washing machine and fridge/freezer. Cupboard housing the central heating boiler, double glazed window, radiator and inset ceiling spotlights.

## Bedroom 1

12' 4" x 9' 5" ( 3.76m x 2.87m )

Double glazed window, inset ceiling spotlights and radiator.

## Bedroom 2

9' 8" x 8' 5" ( 2.95m x 2.57m )

Double glazed window, radiator and inset ceiling spotlights.

## Study

6' 5" x 3' 5" ( 1.96m x 1.04m )

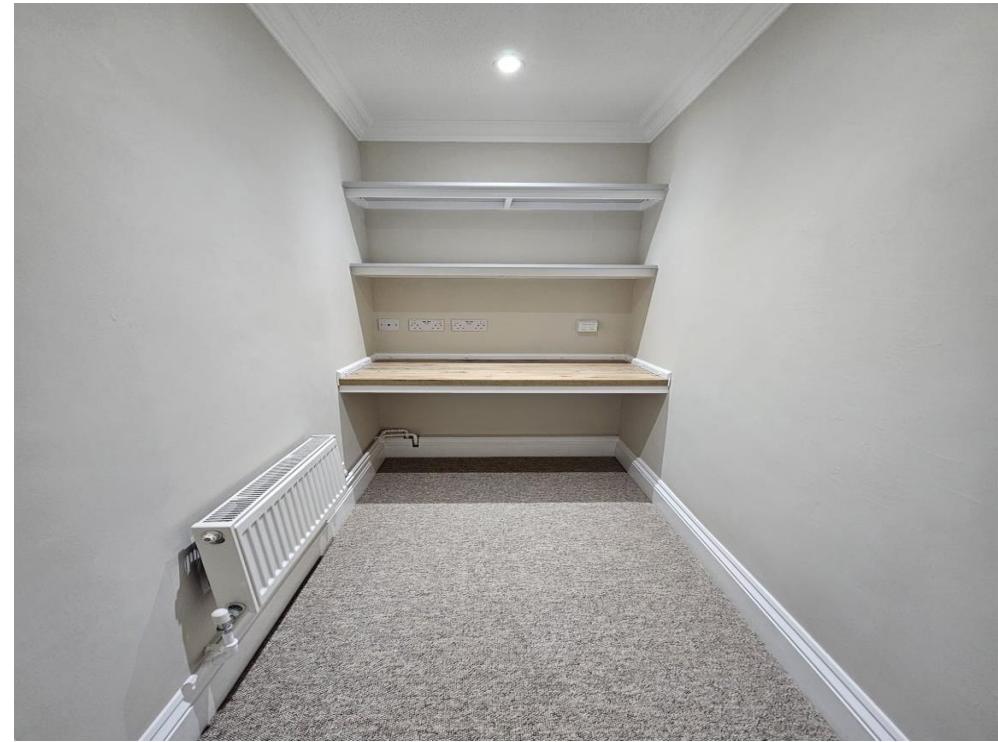
Fitted desk and shelving. power, inset ceiling spotlights and radiator.

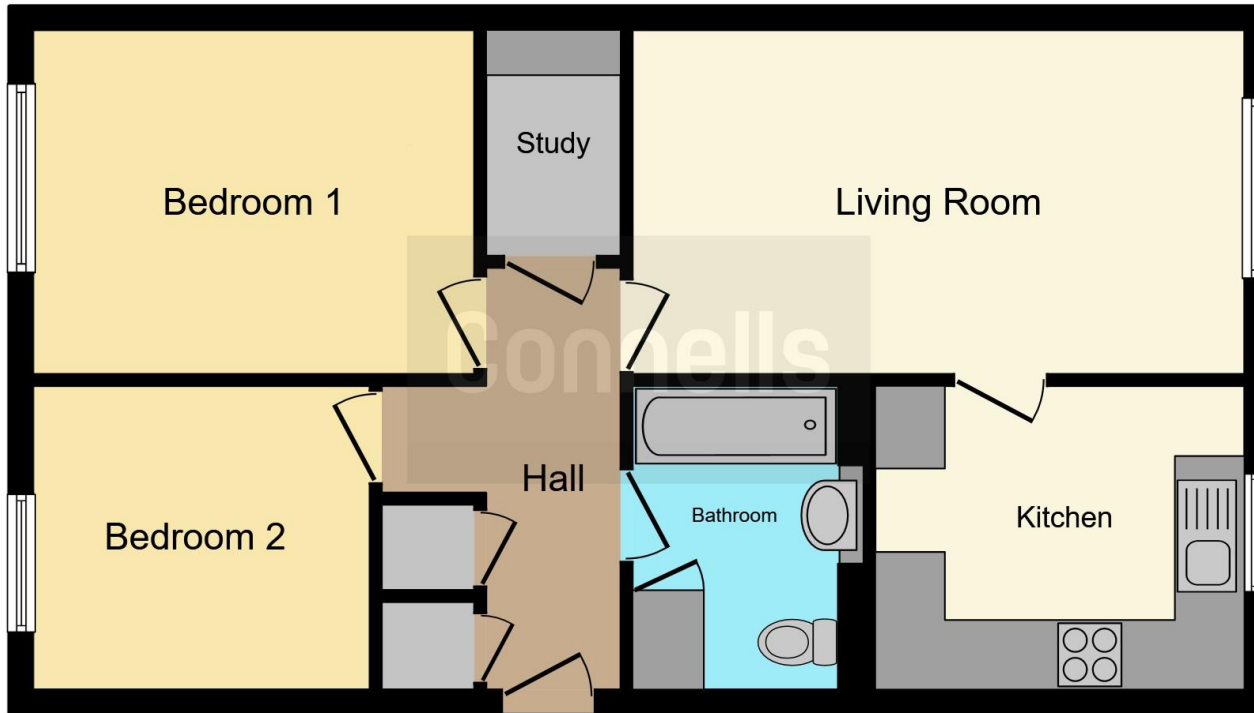
## Bathroom

Fitted with a modern matching 3 piece white suite comprising of: Panelled shower bath with mixer tap and mains dual shower, low level WC and wash hand basin with mixer tap set into vanity unit with cupboards below. Storage cupboards with shelving, radiator, inset ceiling spotlights and extractor fan.

## Outside

There are communal gardens, which are laid mainly to lawn, communal drying area, children's play area and residents parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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115 Union Street  
 TORQUAY TQ1 3DW Council Tax Band B

**EPC Rating: C**

**view this property online [connells.co.uk/Property/TQY313575](http://connells.co.uk/Property/TQY313575)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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