



Connells

Claire Court Higher Erith Road
Torquay



Property Description

A charming one-bedroom ground-floor apartment located on Higher Erith Road in Torquay. This well-presented property features a private entrance, offering added privacy and convenience. The apartment benefits from double glazing throughout, ensuring energy efficiency and comfort. An allocated parking space is included, providing hassle-free parking. Situated in a prime location, this apartment is just a short distance from local amenities, making it ideal for those seeking convenience and accessibility. Perfect for first-time buyers or as an investment opportunity with potential for a 7% yield.

Living Room

13' 11" max x 13' 4" max (4.24m max x 4.06m max)

Bedroom

14' 2" x 9' 11" (4.32m x 3.02m)

Kitchen

8' 10" x 4' 10" (2.69m x 1.47m)

Bathroom







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

To view this property please contact Connells on

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115 Union Street
TORQUAY TQ1 3DW Council Tax Band: A

EPC Rating: D

view this property online connells.co.uk/Property/TQY313875

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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