

Claire Court Higher Erith Road Torquay



Claire Court Higher Erith Road Torquay TQ1 2NQ





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 anartment is just a short distance 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

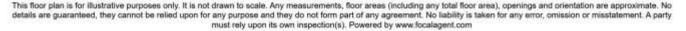
8' 10" x 4' 10" (2.69m x 1.47m)

Bathroom









To view this property please contact Connells on

T 01803 213 641 E torquay@connells.co.uk

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.

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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Tenure: Leasehold



Property Ref: TQY313875 - 0003