





Property Description

GUIDE PRICE: £190,000 - £200,000

This well-presented two-bedroom apartment enjoys an enviable position within The Vinery, offering sea views and access to a range of communal facilities.

The property benefits from a brand-new kitchen and newly fitted carpets throughout, creating a modern and comfortable living space. The accommodation includes two bedrooms, a bright lounge, and access to a delightful conservatory.

Residents enjoy the use of a communal roof terrace, perfect for relaxing and taking in the panoramic coastal views, as well as a laundry room for convenience. The apartment also comes with allocated parking within the communal garage, providing secure and practical parking.

Set in a sought-after location on Montpelier Road, the apartment is within easy reach of Torquay's seafront, town centre, and local amenities.

This is an excellent opportunity for those seeking a stylish home or coastal retreat in the heart of Torquay.

- 1 : Age restriction 60 years plus
- 2 : Updated care line for peace of mind
- 3 : There is a resident warden/caretaker
- 4 : Small pets allowed subject to agreement with the management company.
- 5 : There is a guest suite for visiting family & friends



Hallway

Built in cupboards

Lounge

24' 9" into bay window x 11' 2" (7.54m into bay window x 3.40m)

Kitchen

8' 10" x 8' 1" (2.69m x 2.46m)

Bedroom 1

9' 4" max x 22' in built in wardrobes (2.84m max x 6.71m in built in wardrobes)

Ensuite

Bath with shower over, WC, Bidet and wash hand basin.

Bedroom 2

7' 9" max x 11' 9" (2.36m max x 3.58m)

Shower Room

Shower, WC and wash hand basin.





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
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EPC Rating: C

Council Tax
 Band: D

Service Charge:
 5600.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TQY314721

This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Sep 1986. 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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