



**Flat 2, Broadpark Court, 12 Broadpark Road – TQ2 6TB**

**Guide Price £265,000**





## Flat 2, Broadpark Court

Torquay

Spacious 2-bed maisonette with scope for improvement. Features include kitchen/breakfast room, double aspect lounge/dining room, balcony with panoramic sea views, two double bedrooms with en suites, single garage, communal parking and well-tended gardens.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- A spacious two bed maisonette in need of some modernisation
- Panoramic sea views
- Downstairs cloakroom/WC
- Fitted kitchen/breakfast room
- Lounge/dining room with access to the enclosed balcony
- Two first floor double bedrooms both with en suite facilities
- Gas central heating and uPVC double glazing
- Communal parking and single garage
- Communal gardens



# Flat 2, Broadpark Court

## Torquay

The property occupies a much sought after residential position within the Livermead area of Torquay within close proximity to local shops on Roundhill Road and accessing the bypass which connects to Newton Abbot and Exeter. Torquay town centre and deep water marina are both within approximately 1.5 miles distance with their array of shops, facilities and amenities. The property is offered with no chain and an early inspection is essential.

### Absolute Sales & Lettings

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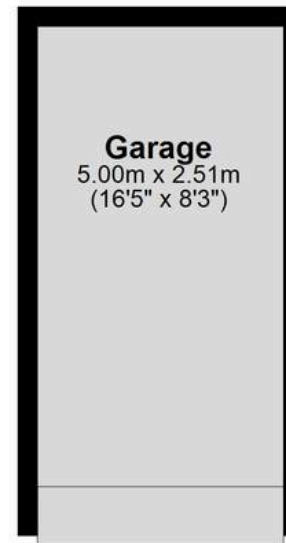
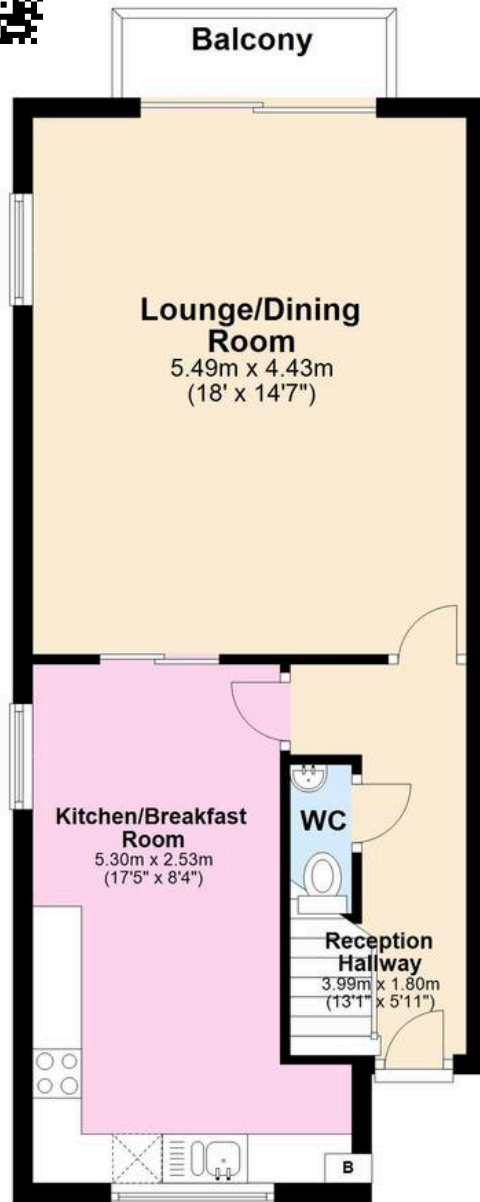
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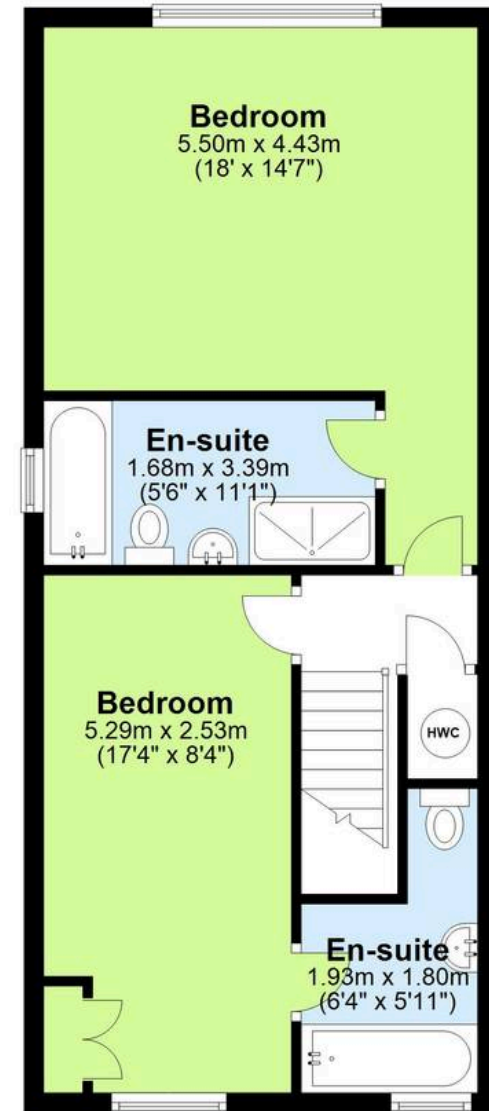
## Ground Floor

Approx. 59.3 sq. metres (638.4 sq. feet)



## First Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



Total area: approx. 107.5 sq. metres (1157.0 sq. feet)

Approx  
Plan produced using PlanUp.