



**50 Langstone Close, Torquay - TQ1 3TY**

Guide Price **£125,000**







## 50 Langstone Close

Torquay

Spacious 2-bed apartment with balcony offering open views. Features lounge/dining room, fitted kitchen, and car port. Ideal for cash buyers due to short lease.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- Cash buyers only (due to short lease)
- Single car port with power and storage cupboard
- Enclosed balcony
- Open views
- Spacious two bed apartment in a purpose built block
- Lounge/dining room
- Night storage heating and uPVC double glazing





# 50 Langstone Close

## Torquay

Situated in Babbacombe, the Apartment is conveniently located to shops and services in both Babbacombe itself and St Marychurch, along with bus services covering the neighbouring areas and Torquay town centre. The green open spaces of Walls Hill and Babbacombe Downs are a few minutes' away where you can enjoy a stroll and enjoy views along the coast and Oddicombe Beach. The local Theatre is also within half a mile and there is access to a choice of recreational activities from coastal walking to tennis, bowls, golf, and cricket.

### Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

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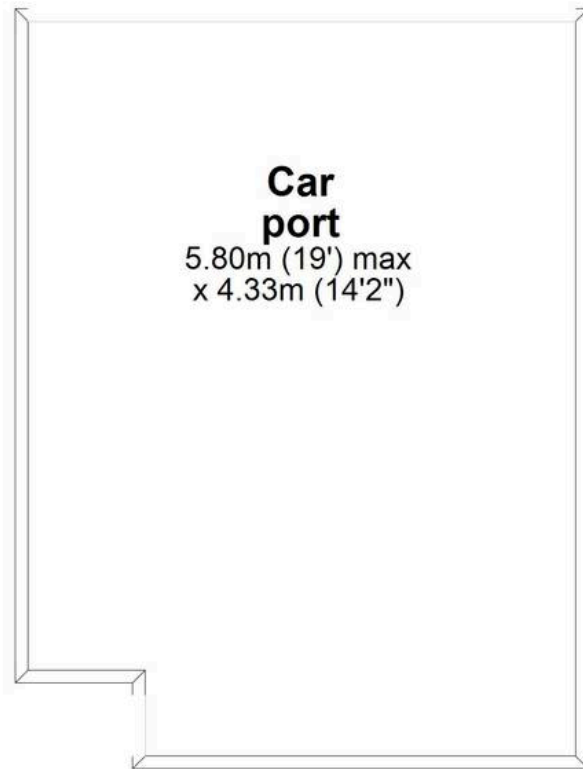


## Ground Floor with Steps down

Approx. 58.0 sq. metres (624.0 sq. feet)

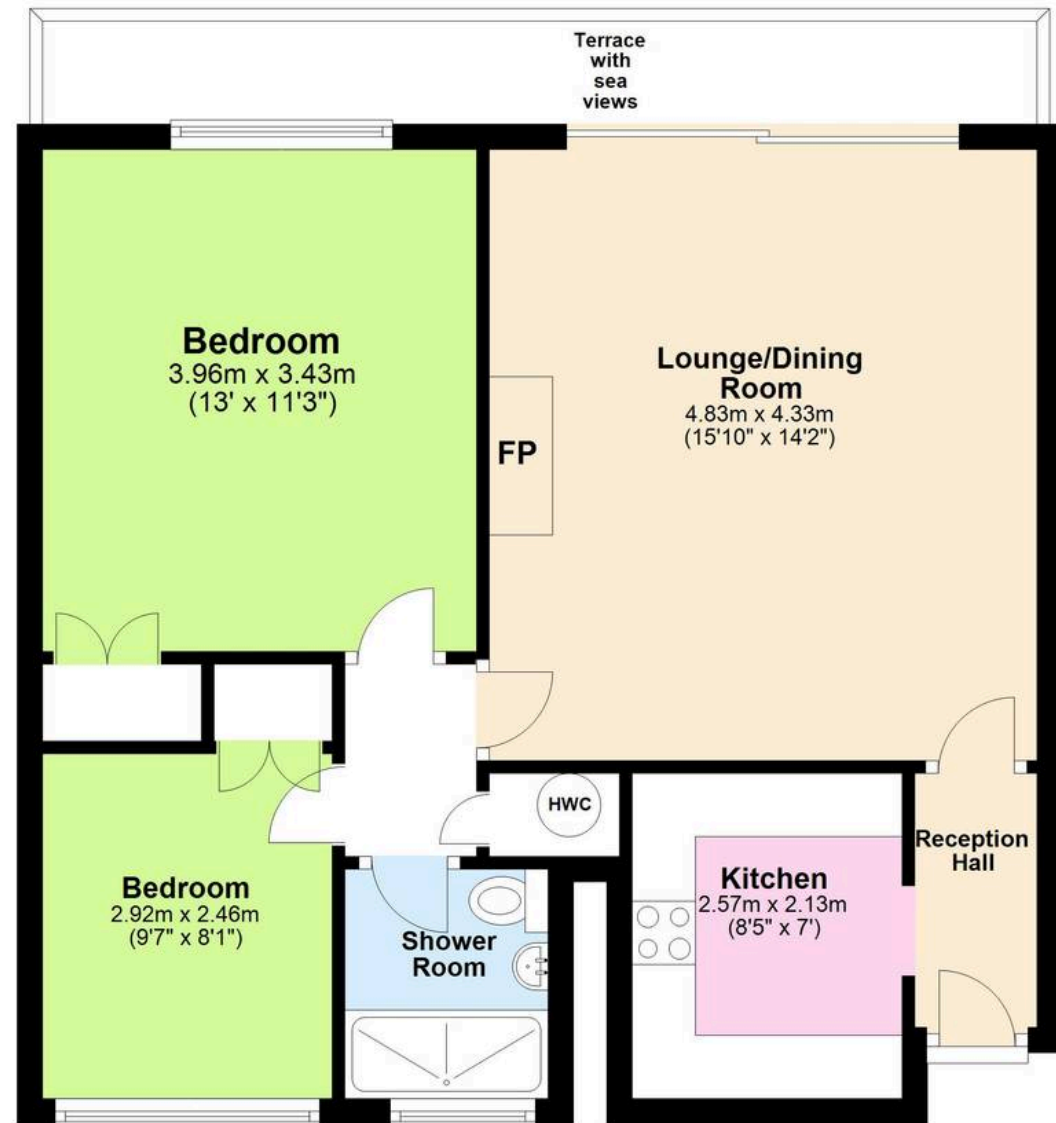
### Car port

Approx. 0.0 sq. metres (0.0 sq. feet)



### Car port

5.80m (19') max  
x 4.33m (14'2")



Total area: approx. 58.0 sq. metres (624.0 sq. feet)

Approx  
Plan produced using PlanUp.

