



50 RIDGEWAY HEIGHTS, RIDGEWAY ROAD, WELLSWOOD,  
TORQUAY, TQ1 2ND

Pincombe's  
estate agents



**AN UPPER-LEVEL APARTMENT WITH A STUNNING PANORAMA OVER TOWN & OUT TO SEA, WITH THE HILLS OF DARTMOOR IN THE DISTANCE**

Ridgeway Heights is a purpose-built block boasting an elevated position above the town and situated in the highly sought after residential area of Wellswood. Convenient for the local shops and amenities in Ilsham Road including post office, chemist, café's and a co-op, the block enjoys easy access to Torquay harbourside and sea front, which is a few minutes' drive away.

The Apartment comes to the market with the benefit of no onward chain and offers good size accommodation which is in need of some updating and TLC. The accommodation comprises Hallway, 24' Lounge/Diner opening to Balcony, Kitchen, 2 Double Bedrooms, Shower room and a W.C. Occupying an upper floor, the Apartment enjoys magnificent widespread views over the surrounding area towards the town and harbour/marina, across the sea to Preston, and then to the hills of Dartmoor in the distance. Outside, there are communal gardens and residents parking available.

**CONTACT PINCOMBES ON 01803 200067 FOR AN APPOINTMENT TO VIEW**

**The Accommodation Comprises:**

**GROUND FLOOR** Security door into:

**COMMUNAL HALLWAY** Stairs or lift rising to:

**LEVEL 6 – APARTMENT 50**

Wooden door with spyhole into:

**HALLWAY** Coved ceiling. Radiator. Built-in cupboard.

**LOUNGE/DINER 24' x 11'11" (7.31m x 3.63m) max**

**LOUNGE** – Coved ceiling. Radiator. UPVC sliding door and adjoining windows opening out onto a **BALCONY** enjoying enviable and widespread views across Torquay, taking in the harbour area and marina, across the sea to Livermead and Preston, then over the hills to Marldon with Dartmoor in the distance. Through to:

**DINING AREA** – UPVC double glazed window to side with a lovely panorama over the surrounding tree lined area, towards the Lincombes and out to sea. Coved ceiling. Radiator.

**KITCHEN 11'9" x 7'10" (3.59m x 2.40m)** Worksurfaces to 3 sides with inset stainless steel sink, drainer unit. Range of wooden effect storage units. Matching range of eye-level units and corner shelving. Space and plumbing for washing machine. Space for fridge/freezer. Built-in larder cupboard. Fitted oven and hob, with extractor hood over. Part tiled walls. UPVC double glazed window to side with views over towards Torquay marina and beyond to distant hills.



**BEDROOM 1 11'11" x 11'8" (3.62m x 3.55m) max**  
UPVC double glazed window to side with a pleasant aspect towards the Lincombes and out to sea. Covered ceiling. Radiator. Built-in wardrobe.

**BEDROOM 2 11'11" x 11'7" (3.62m x 3.53m) max**  
UPVC double glazed window to side enjoying views across the surrounding area and out to the sea. Covered ceiling. Radiator. Built-in wardrobe.

**BATHROOM** Panelled bath with fully tiled surrounds, shower, and glazed screen. Vanity unit with inset wash basin and storage cupboard beneath. Built-in cupboard with slatted shelving. Covered ceiling. Heated towel rail.

**CLOAKROOM** Low level W.C. Covered ceiling. Tiled floor.

**OUTSIDE** There are communal gardens, a drying area and patio to the rear of the block for the enjoyment of the residents.

#### **ADDITIONAL INFORMATION**

**COUNCIL TAX** – Band B

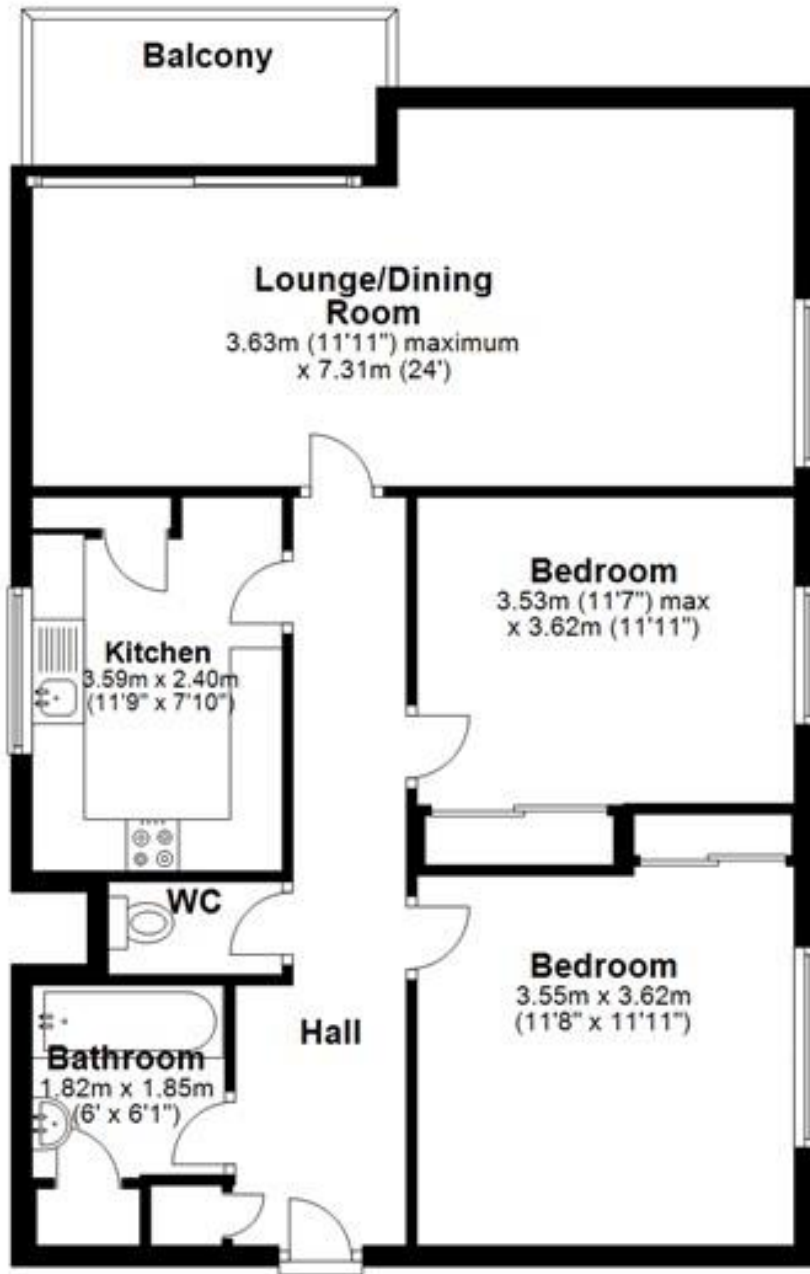
**TENURE** – Leasehold

**LENGTH OF LEASE** – 164 YEARS REMAINING

**SERVICE CHARGE** £2524.00 Includes buildings ins, management costs, maintenance/cleaning of communal areas. Additional £100.00 payable per quarter for water rates. £350.00 per quarter payable towards a heating allowance which is adjusted annually according to usage

**GROUND RENT** - £60.00





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		