



APARTMENT 4 SHIRLEY COURT, TORWOOD GARDENS ROAD,
TORQUAY, TQ1 1TZ

Pincombe's
estate agents

VIEW ACROSS TO TORWOOD GARDENS



A 3 BEDROOM, SOUTH WESTERLY FACING APARTMENT ENJOYING A TRANQUIL OUTLOOK ACROSS TO TORWOOD GARDENS

We are delighted to bring to market this spacious first floor Apartment enjoying a south westerly facing aspect and benefitting from no onward chain. The home is located opposite the park at Torwood Gardens with its colourful spring flowering trees, palms and tranquil open space, and also within easy walking distance of Torquay harbourside where there are a variety of shops, restaurants, waterfront cafes, a large marina and range of leisure facilities to enjoy. For travelling and commuting Torquay railway station is a 5-minute drive away and provides regular services to Exeter, Bristol and London Paddington, and the South Devon expressway is a convenient road link to Newton Abbot, Exeter and the M5.

The Apartment benefits from generous sized living accommodation which totals a floorspace of 904 sq.ft (84 sq.m) and comprises a Hallway with 2 large walk-in storage cupboards, Office, Living Room with views to Torwood Gardens, fitted Kitchen with built-in appliances, 3 Bedrooms, Shower room and a separate W.C. The current Vendors have also installed modern electric radiators throughout, and with elegant neutral paintwork and new carpets, the Apartment is ready to move into and enjoy. INTERNAL VIEWING HIGHLY RECOMMENDED

The Accommodation Comprises:

GROUND FLOOR

COMMUNAL ENTRANCE with security entry door into:

COMMUNAL HALLWAY Stairs rising to: **FIRST FLOOR**

APARTMENT 4

HALLWAY Meters and fuses. Intercom door entry system. 2 x Electric radiators. 2 x Spacious walk-in storage cupboards, one housing the Gledhill immersion tank.

LOUNGE/DINER 14'0" x 11'8" (4.28m x 3.56m) UPVC double glazed window with a pleasant outlook over the communal garden to the front and views across to Torwood Gardens. Electric radiator. T.V. aerial point.

KITCHEN 12'6" x 8'8" (3.82m x 2.66m) Modern fitted kitchen with worksurfaces to 3 sides and inset 1.5 bowl stainless steel sink and drainer unit. Comprehensive range of light grey storage cupboards and drawers including slim pull-out shelving unit, wide pan drawers and a tall larder cupboard. Matching range of wall units. Induction hob with feature glass splashback and brushed stainless steel extractor fan over. Built-in oven with storage cupboards above and below. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. UPVC double glazed window to front with views over the communal garden and beyond to Torwood Gardens.

OFFICE 6'5" x 5'10" (1.96m x 1.79m) Power points.



BEDROOM 1 14'0" x 12'10" (4.28m x 3.93m) UPVC double glazed window to side overlooking the communal grounds. Electric radiator.



BEDROOM 2 12'10" x 8'11" (3.93m x 2.72m) UPVC double glazed window to side, overlooking the communal grounds. Electric radiator.



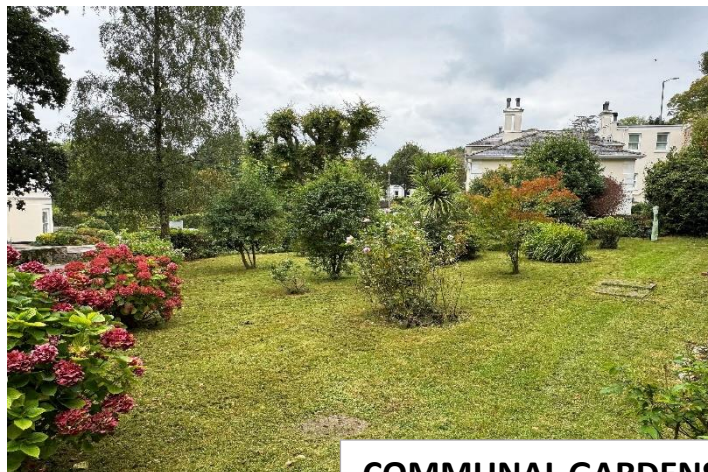
BEDROOM 3 12'10" x 6'5" (3.93m x 1.97m) UPVC double glazed window to side with a pleasant outlook over shrubbery. Electric radiator.

SHOWER ROOM Spacious cubicle with fully tiled surrounds, tiled alcove shelf, shower with rainfall head and glazed screen. Vanity unit with inset wash basin and large storage drawers beneath. Tiled walls. Tiled floor. Heated towel rail. Extractor fan.



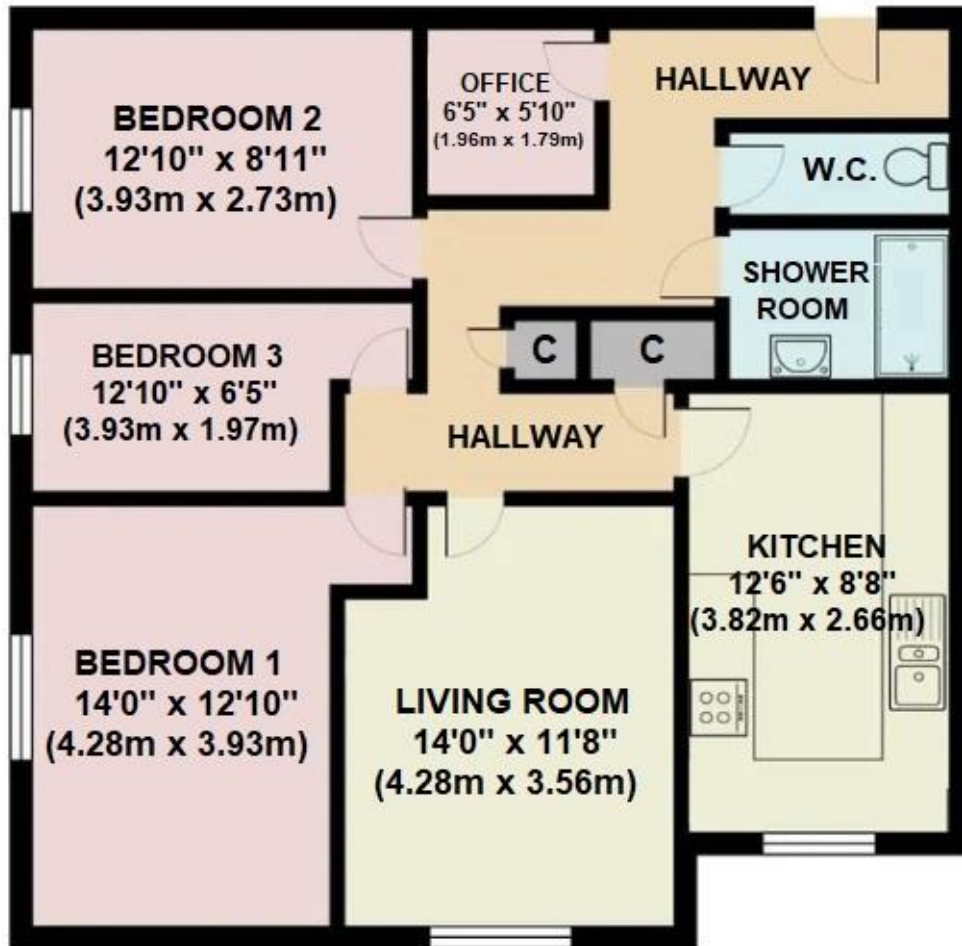
W.C. Combination back to wall W.C. with compact wash basin above. Tiled walls. Extractor fan. Tiled floor.

OUTSIDE There are lawned communal gardens to the front of the block planted with a variety of established shrubs, flowering plants and bushes. To communal grounds continue to the side and rear, and comprise of mature bushes, trees and shrubs providing privacy.



COMMUNAL GARDENS AT SHIRLEY COURT

RESIDENTS PARKING is via a paved forecourt to the side.



APPROXIMATE FLOOR SPACE = 904.17 sq.ft (84 sq.m)

ADDITIONAL INFORMATION

TENURE – Leasehold
88 YEARS REMAINING ON LEASE **
GROUND RENT - £10.00 per annum
SERVICE CHARGE - £1536.00 per annum
COUNCIL TAX – Band B

**** Extension of the lease is possible, please contact our office for additional information.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	