

## Higher Warberry Road, TQ1 1SL

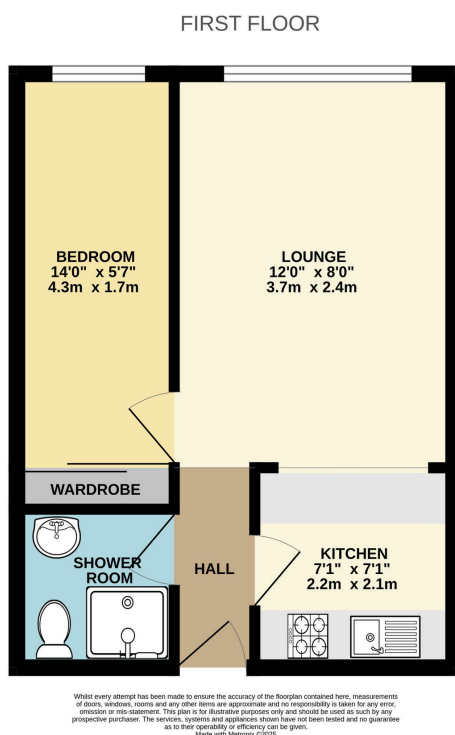
Guide Price £100,000 - £115,000

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**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

- First Floor Flat
- NO ONWARD CHAIN
- Sea Views
- Allocated & Visitor Parking
- Great Location
- Close to Shops
- Recently Decorated
- Ideal First-Time Buy or Investment
- Council Tax Band - A
- EPC - E



As you come into this lovely apartment you will find an open plan lounge kitchen area. You have far reaching sea views from the lovely big window which also makes this room bright and breezy. The kitchen is well equipped with a range of wall and base units. The bedroom is a good size with a built in wardrobe and sea views from the window. The shower room is well equipped with low level W/C, wash hand basin and shower cubicle.

