





Property Description

Occupying a desirable top floor position with stunning sea views, this spacious two bedroom apartment offers well-presented accommodation in a sought-after location. Benefiting from lift access and an allocated parking space, the property is ideal for those seeking coastal living with convenience.

The accommodation comprises a bright and airy lounge/dining room with direct access to a private balcony, providing the perfect spot to relax and enjoy the far-reaching sea views. A separate fitted kitchen offers ample storage and workspace, while two generously sized double bedrooms provide comfortable accommodation. The property is completed by a well-appointed bathroom and useful storage throughout.

Further benefits include double glazing, lift access to all floors, allocated parking, and well-maintained communal areas.

An excellent opportunity for first-time buyers, downsizers, investors, or those looking for a seaside retreat. Early viewing is highly recommended to fully appreciate the views, space, and location on offer.

Communal Entrance

Telephone entry system with communal front door into the communal hallway where you can find stairs and a lift to all floors. The lift will take you to a private front door.

Entrance Hall

Telephone entry system, storage cupboard with hanging rail and shelves, loft hatch and a wall mounted radiator.

Lounge/Diner

15' 4" x 12' 11" (4.67m x 3.94m)

Double glazed windows to the front and side of the property, space for table and chairs and a wall mounted radiator.

Kitchen

10' x 6' 3" (3.05m x 1.91m)

Double glazed window to the rear of the property with lovely sea views, wall and base units, one bowl stainless steel sink/drain, gas hob with extractor over, oven, plumbing for washing machine, space for fridge/freezer, wall mounted boiler.

Bedroom One

11' 4" x 10' 7" (3.45m x 3.23m)

Double glazed window to the side of the property and a wall mounted radiator. Double glazed patio doors open out onto an enclosed balcony.

Bedroom Two

10' 2" x 7' (3.10m x 2.13m)

Double glazed window to the rear of the property with sea views and a wall mounted radiator.

Bathroom

Obscure double glazed window to the rear of the property, bath with shower over, WC, wash hand basin and a wall mounted heated towel rail.

Rear Of The Property

To the rear, you can find you allocated parking space, access to communal gardens and the bin store.

Agents Note

Remaining Lease: 136 years

Ground Rent: TBC

Service Charge: TBC

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 53.2 m² (573 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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115 Union Street
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EPC Rating:
Awaited

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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