



Wroxall Grange, Grafton Road, Torquay, TQ1 1UL

Guide Price Of £170,000 to £190,000

Taylors are now offering this well presented ground floor two bedroom apartment. The development stands within substantial grounds, which are well maintained and have sea views from the communal gardens. The apartment features an open plan living area, dining space and kitchen. From the lounge there are patio doors that lead onto a sunny patio area. Outside is a garage located within the block providing secure parking and additional storage. Chain Free.

- GROUND FLOOR
- CHAIN FREE
- 2 BEDROOMS
- GARAGE
- PRIVATE PATIO
- SEA VIEWS FROM COMMUNAL GARDEN

Hall

Storage cupboard, radiator to side, intercom system.

Lounge/diner - 11.9ft x 16.7ft

Carpeted throughout, double glazed window to side, double glazed sliding patio doors to front with sea views, TV point, electric points.

Kitchen - 9.5ft x 10.7ft

Lino flooring, double glazed window to front with sea views, matching all and base units, stainless steel sink, plumbing for washing machine and dishwasher breakfast bar, integrated oven with induction hob and extractor.

Bathroom - 7.1ft x 5.7ft

Tiled flooring and walls, low level WC, pedestal sink panel bath with Mira power shower, mirror cabinet, radiator to front, extractor.

Bedroom 1 - 9.6ft x 15.5ft

Carpeted throughout, double glazed window to rear, radiator to rear, electric points, TV point.

Bedroom 2 - 9.67ft x 10.67ft

Carpeted, double glazed window, electric points, radiator to side.

Address Wroxall Grange, Grafton Road, Torquay, TQ1 1UL

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating 'C'

Contact Details

Taylors Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ
TQ1 3DW

www.taylorstestates.co.uk

enquiries@taylorstestates.co.uk
01803 201904



Outside

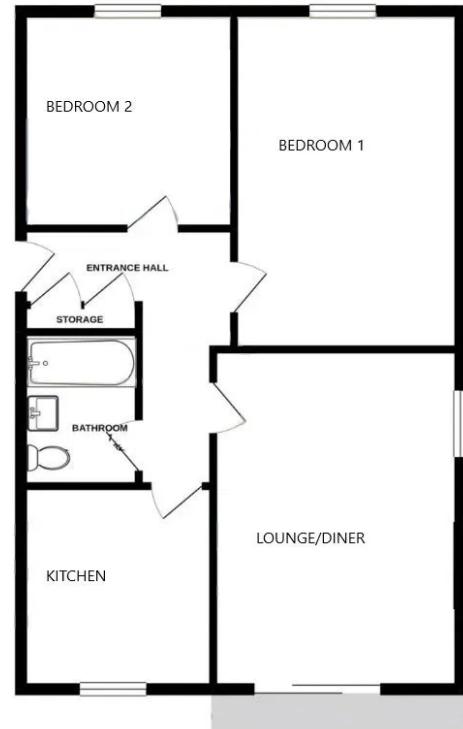
Private patio to front with sea views.

Leasehold Information

Length of lease - 142 years till March 2167

Service charge - £950 per year, Sinclair Gardens Management Company. The lease does not allow you to have pets. The lease does allow you to rent the property.

Material Information



Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.