



## Crownhill Park, Torquay, TQ2 5LP

Situated in the sought-after Crown Hill Park area of Torquay, this well-presented one bedroom ground floor flat offers comfortable and convenient living, ideal for first-time buyers, investors, or those looking to downsize. The property overlooks Crown Hill Park itself with its green and trees providing a delightful outlook. Features include a spacious double bedroom, a modern fitted kitchen with built-in appliances, and a bright and welcoming lounge enjoying a pleasant outlook. The bathroom is well-appointed, and the flat further benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Offered to the market with no onward chain, this delightful home provides an excellent opportunity to purchase a ready-to-move-into property in a desirable residential location, close to local amenities, public transport links, and Torquay's beautiful coastline.

**Offers Over £110,000**

- GROUND FLOOR FLAT
- BEAUTIFULLY PRESENTED
- DOUBLE GLAZED & CENTRAL HEATING
- BUILT IN APPLIANCES
- OPPOSITE PARK LAND
- NO CHAIN

**Communal entrance lobby** Double glazed front door to flat.

**Hallway** A long hallway with two wall light points. Modern radiator. Built-in coat cupboard/storage. Cupboard housing electric meter and fuse box. Digital thermostat for central heating.

**Lounge/Diner** 4.8 m x 3.2 m max A most welcoming room having a large double glazed bay window with stripped pine window sills which enjoys an open outlook across the railway embankment and beyond. Fireplace with marble effect surround and hearth with wooden mantle over. Stripped skirting boards and dado rail. Modern radiator.

**Bedroom** 3.9 m x 3.0 m max A good sized double bedroom with double glazed window enjoying an open outlook across Crown Hill Park. Storage recess. Modern radiator.

**Kitchen** 3.5 m x 2.7 m max Well fitted range of light wood effect wall and base units with complementary marble effect countertops. There is an integrated Bosch oven/grill with a Cook and Lewis ceramic electric hob above with splashback and stainless steel cooker hood above. Single drainer sink unit with mixer tap. Plumbing and space for washing machine and additional appliances. Mosaic tiling to the countertop wall areas. Double glazed window enjoying an uninterrupted view across to Crown Hill Park with its grassland trees and seating. Second double glazed window to the side.

Address 'Crownhill Park,  
Torquay, TQ2 5LP'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating 'C'

## Contact Details

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**Bathroom** Fitted with a white suite comprising bath with shower attachment and splash screen, vanity unit with semi recessed wash hand basin and mixer tap plus close couple WC with dual flush. Tiling to the walls. Double glazed window. Extractor fan. Useful under stairs store cupboard. Chrome ladder radiator.

Opposite this property is Crown Hill Park with its green areas and mature trees and seating.

Parking is on road.

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.