



Connells

Marlborough House Thurlow Road
Torquay



Property Description

Offered for sale with no onward chain, this spacious two-bedroom top floor apartment presents an excellent opportunity for buyers looking to modernise and add value. Situated within the well-regarded Marlborough House development, the property enjoys a convenient location close to Torquay's amenities, seafront and transport links.

The accommodation extends to approximately 780 sq. ft. (72.4 sq. m.) and comprises a generous lounge, fitted kitchen, two good-sized bedrooms, including a principal bedroom with en-suite shower room, together with a separate family bathroom and welcoming entrance hall.

Although requiring a programme of renovation and updating throughout, the apartment offers well-proportioned accommodation with excellent potential to create a comfortable home or investment property to individual tastes and requirements.

Further benefits include allocated parking, well-maintained communal grounds, and the advantage of the property being sold vacant with immediate availability.

An ideal opportunity for first-time buyers, investors or those seeking a refurbishment project in a desirable Torquay location.

Entrance Hall

Spacious entrance hall providing access to all principal rooms and useful storage cupboard.

Lounge

A generous reception room with bay window, offering ample space for living and dining furniture.

Kitchen

Fitted kitchen with a range of units, work surfaces and space for appliances. In need of updating.

Bedroom One

Double bedroom with access to the en-suite shower room.

Ensuite

Fitted with shower, wash hand basin and WC.

Bedroom Two

A good-sized second double bedroom with plenty of space for furniture.

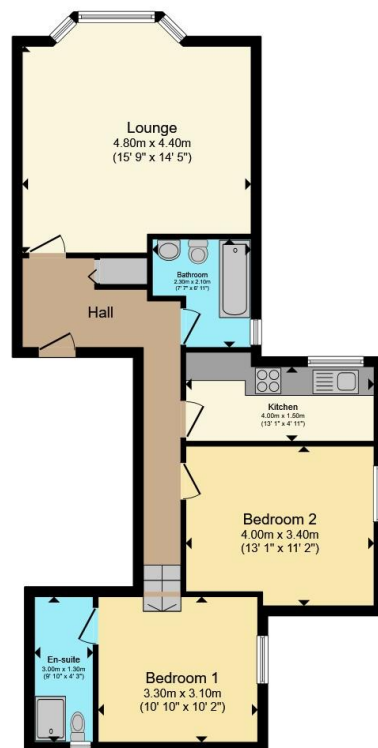
Bathroom

Comprising bath, wash hand basin and WC.

Outside

The property benefits from an allocated parking space and access to the well-maintained communal grounds.





Total floor area 72.4 m² (780 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

Connells



To view this property please contact Connells on

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115 Union Street
TORQUAY TQ1 3DW

EPC Rating: D

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TQY315305

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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