



Falkland Road, Torquay, TQ2 5LU

Guide Price £70,000 - £80,000

A one bedroom retirement apartment located on the first floor. Homequay House was constructed by McCarthy & Stone Development and comprises of 37 properties over 4 floors, each served by a lift. There is a development manager who can be contacted in case of an emergency. The property comprises entrance hall, lounge, kitchen, one bedroom and bathroom.

- RETIREMENT
- CLOSE TO SEA FRONT & SHOPS
- LIFT TO ALL FLOORS
- DEVELOPMENT MANAGER
- RESIDENTS LOUNGE
- LEASEHOLD

Lounge - 6.92m x 3.23m (22'8" x 10'7")

A good sized lounge/diner with sliding doors out to the balcony.

Kitchen - 2.18m x 1.64m (7'1" x 5'4")

A modern kitchen with cupboards under and over, stainless steel sink unit, work tops, built in fridge freezer, power points and extractor fan.

Bedroom - 4.66m x 2.64m (15'3" x 8'7")

Built in wardrobe, emergency intercom, electric night storage heater, power points and emergency pill cord.

Shower Room

Walk in shower, emergency push button, vanity unit. WC with low level flush and wall mounted electric heater.

Outside

Balcony.



LEASE EXPIRES 31 AUGUST 2081 -
Service charge £4434 per year, includes
Building insurance, maintenance,
gardening, window cleaning and water
rates.

Ground Rent £765.72 per year
Management Agent: First Port Retirement
Property Services
AGE RESTRICTION 60+
Pets allowed

Address 'Falkland Road, Torquay, tq2 5lu'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating 'B'

www.taylorsestates.co.uk

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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.