



**Connells**

14 Castle Circus Court Ash Hill Road  
TORQUAY

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TORQUAY TQ1 3JA

for sale guide price  
**£170,000**



## Property Description

Guide Price \*\*£170,000-£180,000\*\*

Modern 2 Bedroom Ground Floor Apartment with Private Outdoor Space

This beautifully presented two-bedroom ground floor apartment offers stylish, contemporary living with the added benefit of generous space both inside and out.

The property has been finished to a modern standard throughout, featuring large, well-proportioned rooms that create a bright and airy atmosphere. The spacious living area provides an excellent space for relaxing or entertaining, with direct access to a private balcony, perfect for enjoying your morning coffee or evening wind-down.

In addition, the apartment benefits from its own private outdoor space, a rare feature that enhance the flexibility of the home and offers a peaceful retreat.

Both bedrooms are generously sized, offering comfortable accommodation, while the overall layout of the property ensures practicality alongside style.

Ideally positioned, the apartment is within easy reach of Torquay town centre, local amenities, transport links and the seafront, making it an ideal home for first-time buyers, downsizers or investors alike.



## Entrance

uPVC door with obscure double glazing leading in to porch, further uPVC door with obscure double glazing leading to a small courtyard, a further uPVC door with obscure double glazing leading into the hallway. The porch also benefits from a storage cupboard.

## Hallway

Laminate wood flooring giving access to all rooms. There are two cupboards for additional storage.

## Bathroom

Walk-in shower and glass screen with Triton thermostatic mixer shower, pedestal wash hand basin, low-level w.c., chrome heated towel radiator, obscure uPVC double glazed window to front aspect, tiled flooring.

## Kitchen

Modern fitted kitchen with a range of shaker style wall and base units, roll edge solid wood work surfaces with tiled splash back, stainless steel sink, uPVC window to front aspect, tiled flooring. Washing machine, dish washer, dual fuel cooker, cooker hood, fridge/freezer and tumble dryer ARE INCLUDED IN THE ASKING PRICE.

## Living/ Dining Room

A spacious and bright living area with ample room for both lounge and dining furniture. Direct access to the private balcony. Large uPVC double glazed windows to rear aspect with wide open views, uPVC double glazed door leading to balcony, double radiator, TV and telephone point, Hive central heating control, carpeted.

## Balcony

Enclosed private balcony with extensive open views, wood tile flooring.

## Bedroom One

uPVC double glazed window to rear aspect, double radiator, built-in wardrobes, laminate wood flooring.

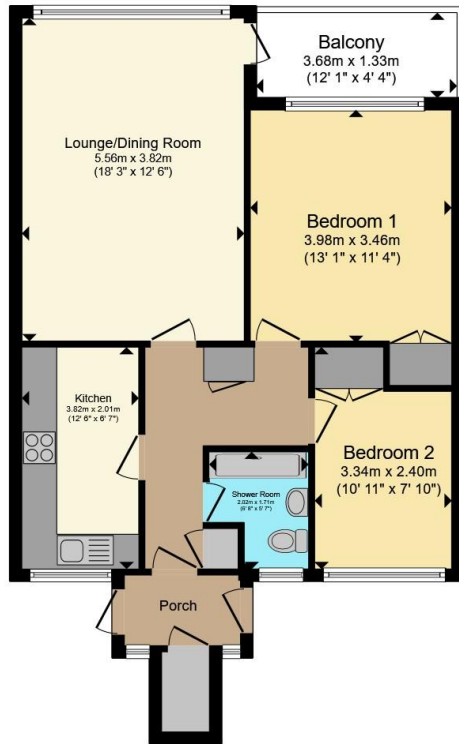
## Bedroom Two

uPVC double glazed window to front aspect, double radiator, built-in wardrobes, laminate wood flooring, built-in cupboard housing Glow-worm combi boiler.

## Outside

The property benefits from private outdoor space, perfect for relaxing and entertaining. Two lockable storage areas underneath balcony and living room/dining room.





Total floor area 68.2 m<sup>2</sup> (734 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](http://www.propertybox.io)



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115 Union Street  
 TORQUAY TQ1 3DW

EPC Rating: C Council Tax Band: A

Service Charge: 1440.00

Ground Rent: 3.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TQY315202](http://connells.co.uk/Property/TQY315202)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1963. Should you require 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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