



## St Lukes Road South

Starting Bid **£165,000**



This property is in the perfect location to take advantage of the sea, beaches and amenities of the English Riviera. This well-presented two-bedroom apartment overlooks Torquay Harbour and sea front making it a short walk to the lovely beach and its plentiful amenities. Featuring a spacious lounge/diner that opens out onto a private enclosed balcony with sweeping sea views, making it an ideal spot to relax. The kitchen has windows with outlook to the enclosed balcony and the sea beyond and comes with a range of wall, floor and drawer cupboards, inset gas hob, electric oven, plumbing for a washing machine and sink drainer unit. Both bedrooms are good size doubles with built in wardrobes and large windows that fill the rooms with natural light. The bathroom is a good size and comes with a panelled bath, low level w/c, wash hand basin and separate shower cubicle. The apartment also benefits from a garage and lovely communal gardens.

## STAR POINTS

- Spacious 4th Floor Apartment
- NO ONWARD CHAIN
- Immediate 'Exchange of Contracts' Available
- Sola via 'Secure Sale'
- Sea & Harbour Views
- Enclosed Balcony
- Garage
- Close to Amenities & Sea Front
- Communal Gardens
- Lift Access

## ADDITIONAL INFORMATION

Tenure – Share of Freehold

- allows sub-lets, pets & holiday lets

Service Charge - £2,558 pa

Council Tax Band - C

Local Authority - Torbay Council

EPC - D

There is a water meter at the property.

Check broadband Availability at Openreach Fibre-Checker.

<https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-Coverage.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

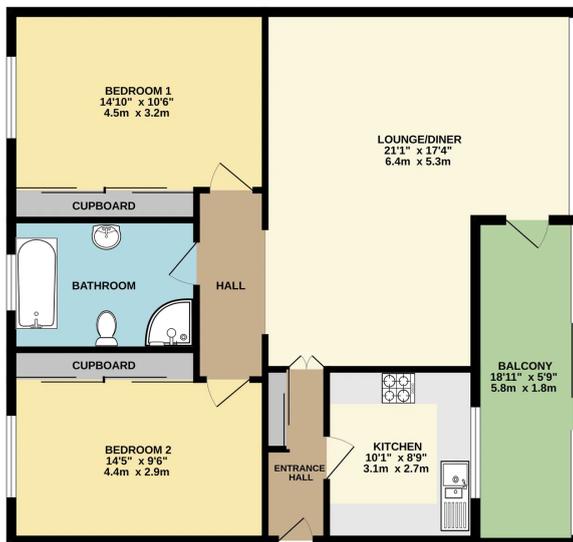
## DIRECTIONS

What 3 Words: abode.cried.salt

Sat-Nav TQ2 5PA



4TH FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and should be used as such for any prospective purchaser. The purchaser should seek professional advice from their solicitor and/or architect as to their suitability or efficiency can be given. ©2024 Gargan & Hart

## AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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