



# 8 The Old Print Works

Braddons Hill Road West, Torquay, Devon, TQ1 1BA



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**A Spacious Penthouse Apartment Ideally Located in the Heart of Torquay Town Centre  
2 Double Bedrooms, One with Access to Private Balcony  
Rare Allocated Parking Space in Town Centre  
Good Size Lounge/Dining Room onto Private Balcony  
Gated & Secure Residence. uPVC Double Glazing, Gas C.H.  
Ideal for Letting Investment**

## DESCRIPTION

A perfect opportunity for anyone looking to own a spacious apartment located in the heart of Torquay Town Centre with an abundant range of amenities to hand.

Being perfect as a lock up and leave 2nd Home or indeed for First Time Buyers looking to take their first steps on the property ladder, this spacious home offers well proportioned accommodation in a secure and private residential location. It also features a private balcony which overlooks the Fleet Walk Shopping area plus has a much sought after allocated parking space.

Being directly situated on a variety of bus main routes, access to the surrounding areas of Paignton & Brixham is a simple commute, including drop offs to the train & coach stations which will lead on to all of Devon's towns and villages.

Ref No: 4737

£160,000 Leasehold

Interested in this property?

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## **MAIN ACCOMMODATION COMPRISES:-**

Timber front door opening to:-

### **ENTRANCE LOBBY**

Good size area with ceramic tiled floor. Access to loft space. Smoke detector. Electric fuse box. Door entry system. Doors of to:-

### **LOUNGE DINING ROOM**

19' 5" x 12' 11" (5.93m x 3.94m)

Tilt and turn uPVC double glazed windows to side plus patio doors onto a good size balcony area. Two radiators with thermostat. Coved ceiling. Central heating wall thermostat and controller. Archway through to:-

### **KITCHEN**

10' 10" x 6' 11" (3.31m x 2.1m)

Range of fitted base and eye level cupboards to 2 walls with contrasting work surfaces, inset 1½ bowl stainless steel sink unit and tiled splashbacks. Built-in electric oven, gas hob and extractor over. Wall mounted Combi gas boiler for domestic hot water and central heating system. Space for an upright fridge freezer. uPVC double glazed window.

### **BEDROOM 1**

10' 10" x 7' 10" (3.31m x 2.39m)

Window overlooking courtyard area. Wardrobe recess. Radiator with thermostat. Coved ceiling.

### **BEDROOM 2**

11' 8" x 10' 4" (3.56m x 3.16m)

Sliding patio doors onto a private balcony area. Radiator with thermostat. Coved ceiling.

### **BATHROOM**

Panelled bath with tiled surround and thermostatic shower mixer attachment with rail and shower head. Pedestal wash hand basin. WC. Extractor. Shaver/light unit. Radiator. Ceramic tiled floor.

## **GENERAL INFORMATION**

### **TENURE**

The apartment is held on a 999 year lease from 1<sup>st</sup> January 2014.

### **SERVICE CHARGE**

£500 per annum.

### **COUNCIL TAX BAND A**

### **EPC AWAITED**

### **VIEWING**

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

### **WHAT3WORDS ///BUTTER.KEPT.VISION**

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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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