



## Higher Lincombe Road, Torquay, TQ1 2HP

Lyncombe Crescent is a landmark development which occupies a dominant position at the top of the prestigious district of The Lyncombes, enjoying sea views into Torbay. The apartment boasts well planned accommodation and a balcony leading from the principal room, taking full advantage of the coastal views. Lyncombe Crescent benefits from communal gardens and an outside swimming pool for residents use. The property also benefits from a garage and 2 car ports.

Asking Price Of £250,000

- SEA VIEWS
- COMMUNAL GARDEN WITH SWIMMING POOL
- 2 BEDROOMS
- EXCLUSIVE DEVELOPMENT
- SITUATION - THE LINCOMBES
- GARAGE & 2 CAR PORTS

## DOOR INTO;

**HALLWAY** - 1.45m x 1m (4'9" x 3'3")

Storage , shelving, radiator.

**OPEN PLAN KITCHEN/DINER/LOUNGE** - 5.98m x 5.3m (19'7" x 17'4")

Three radiators, French doors out to Juliet balcony from the lounge and French doors to balcony from the dining room; both with spectacular sea views. Kitchen with cupboards and drawer over and under surfaces, free standing cooker, space for fridge freezer and space for a washing machine. Window out to sea views. Storage cupboard.

### Kitchen

### Dining Room

**Lounge** - 3.09m x 2.99m (10'1" x 9'9")

**BEDROOM ONE** - 2.23m x 4m (7'3" x 13'1")

Built in wardrobe, radiator, sea views from window.

**BEDROOM TWO** - 2.72m x 3.21m (8'11" x 10'6")

Double bedroom, radiator, window with sea views.

**BATHROOM** - 1.88m x 1.86m (6'2" x 6'1")

Shower room with double sized shower, low level WC, wash hand basin, wall hung radiator, tiled floor to ceiling.



## OUTSIDE

Balcony with space for bistro sized table and chairs, with fantastic sea views.

Length of lease remaining is 948 years.

Ground Rent £15 pa

Service Charge £1600 pa - includes building insurance, maintenance, gardening, and window cleaning

Pets allowed.

Managing agent: Winfields Block Management

Address Higher Lincombe Road,  
Torquay, TQ1 2HP

Tenure 'Leasehold'

Council Tax Band 'D'

EPC Rating 'D'

## Contact Details

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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.