



Market Street | Torquay | TQ1 3BY

Guide price £50,000 - £60,000

A superb 1 bed retirement flat well placed with easy access to Torquay town centre, harbourside and sea front. The complex offers, well planned communal facilities which include a resident lounge, laundry, sun terrace plus guest suite (extra charge applies to guest suite). The flat itself has a lounge/ diner, kitchenette, a double bedroom and spacious shower room all in good order and wide views across Ellacombe park from the lounge and bedroom. Parking is available with spaces being allocated by the Home Manager*. Over 60's only.

- RETIREMENT FLAT
- 1 BED
- WELL PRESENTED
- MODERN SHOWER ROOM
- COMMUNAL LAUNDRY + DAY ROOM

Communal Entrance

Access via security intercom. This flat is located on the entrance level. Private door to flat.

Hallway

Entry intercom. Walk-in store cupboard. housing fine box, meters and electric water heater. Space for coats, shoes Vacuum's etc.

Lounge Diner - 4.8m x 3m (15'8" x 9'10")

A good sized room that enjoys an open outlook over Ellacombe Park. Double glazed windows. TV point. Wall lights. Open to:-

Kitchenette - 2.3m x 1.5m (7'6" x 4'11")

A neat range of cream wall and base units with work surface over. Single drainer sink unit. Space for slot in cooker with electric point. Space for fridge.

Bedroom - 5.5 x 2.5 irregular shape

A double room with double glazed window overlooking Ellacombe Park. Built-in open fronted wardrobe with L.E.D lighting.

Shower Room

Fitted with a white suite comp double shower cubicle with Mira electric shower, vanity unit with mirror, light and shaver point over. Low lever W/C. Ladder Radiator. Acrylic panelling to some walls.

Communal Facilities

House Manager

Office in main foyer

Laundry Room

Equipped with washing machine and tumble driers.

Resident Lounge

For meetings and coffee mornings, events and gatherings.

Parking

There is a gated car park area and space are allowed by the home manager.

Guest Suite

For use by visitors at an additional charge.

Material Information

Leasehold - 61 years remaining

Service charge - £3,000 per year to include building insurance, general maintenance, gardening and water rates

Ground rent - £200 per year

Please scan the QR code for material information



Address

Market Street, Torquay, TQ1 3BY

Tenure

Leasehold

Council Tax Band

A

EPC Rating

B

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.