



**Connells**

Rosemont Lower Woodfield Road  
Torquay



### Property Description

A beautifully presented ground floor apartment, perfectly blending modern living with charming contemporary features, situated in the highly desirable Lower Woodfield Road area of Torquay.

This elegant two-bedroom home offers spacious, light-filled accommodation finished to an exceptional standard throughout. The property retains attractive period character while benefiting from contemporary styling and high-quality finishes, creating a stylish yet welcoming living space.

The modern kitchen is thoughtfully designed with sleek white glass Alno kitchen units and excellent built-in Miele appliances, ideal for both everyday living and entertaining. Both the main bathroom and the en-suite have been beautifully tiled to a high specification, complementing the apartment's overall refined finish. The property is carpeted throughout, adding warmth and comfort to the living areas and bedrooms.

The principal bedroom benefits from a well-appointed en-suite, while the second bedroom offers flexibility as a guest room, home office or additional living space.

Externally, residents enjoy access to stunning communal gardens, providing a peaceful and attractive setting, along with the convenience of allocated parking.

This superb apartment is perfectly positioned for easy access to Torquay's amenities, seafront, and transport links, making it an ideal home, holiday retreat, or investment opportunity.



## Entrance Hall

Welcoming entrance hall with carpeted flooring, providing access to all rooms, access hatch to private loft and utility cupboard, with plumbing for a washing machine and Condenser dryer. There is also an access control phone situated in the hallway for any visitors.

## Living Room/Dining Room

A bright and elegant reception space with period charm, ample room for both seating and dining, and a comfortable carpeted finish. Sale includes 65" Bang and Olufsen television.

## Kitchen

Modern, well-appointed kitchen fitted with sleek white glass Alno kitchen units, white corian worktops and a range of excellent built-in Miele appliances, offering both style and practicality.

## Bedroom 1

A generous double bedroom with soft carpeting and access to a beautifully finished en-suite shower room. Sale includes 40" bang and olufsen television.

## Ensuite

Stylishly tiled and fitted with contemporary sanitary ware, creating a clean, modern feel.

## Bedroom 2

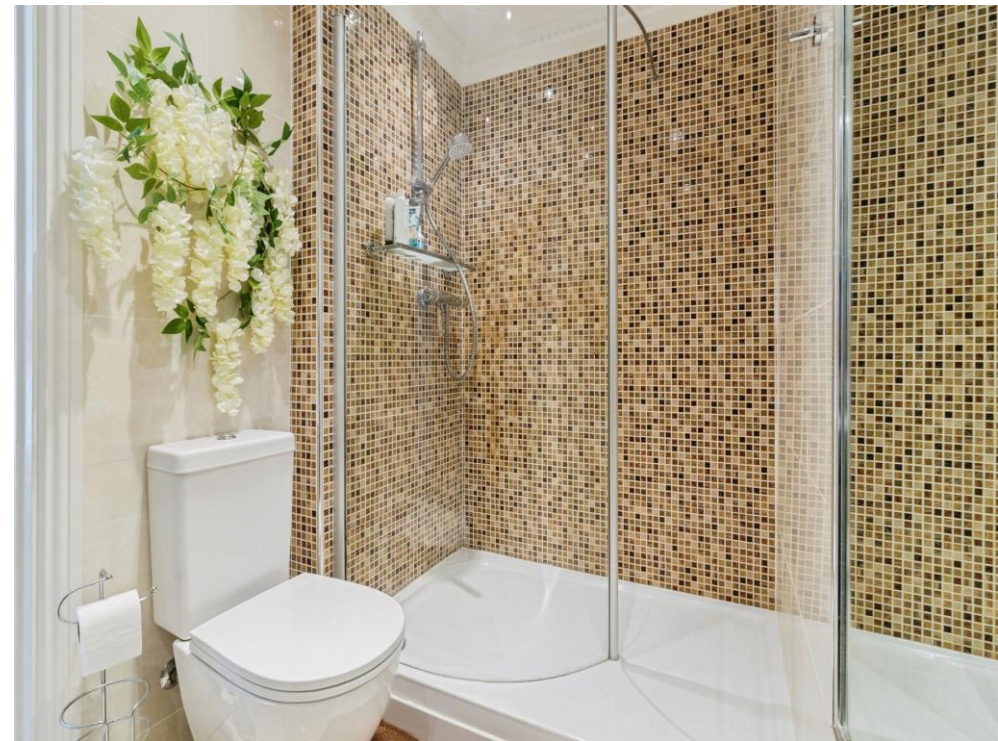
A versatile second bedroom, ideal for guests, a home office, or additional living space. Sale includes 55" bang and olufsen television.

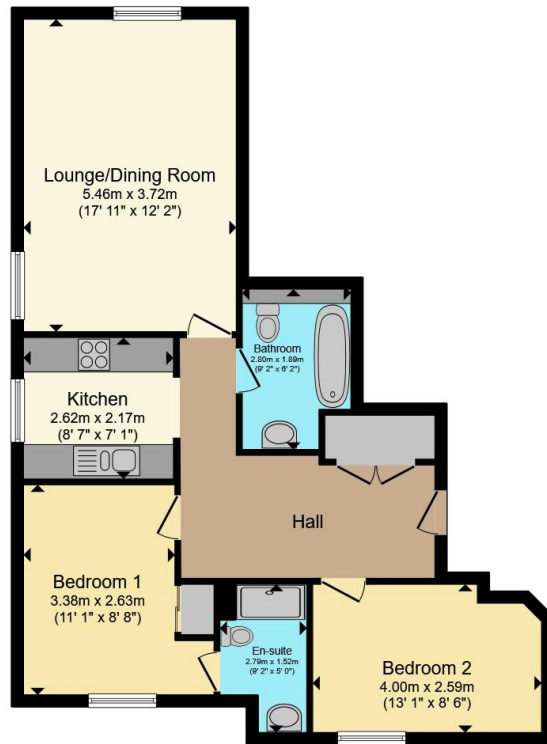
## Bathroom

Beautifully tiled main bathroom fitted with modern fixtures and finished to a high standard.

## Outside

The property benefits from allocated parking and access to stunning communal gardens, providing a peaceful and attractive outdoor setting.





Total floor area 71.7 m<sup>2</sup> (772 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  
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EPC Rating: C Council Tax  
 Band: D

Service Charge:  
 2400.00

Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TQY315122](http://connells.co.uk/Property/TQY315122)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jul 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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