Ash Hill Road, Torquay

£115,000

In a convenient and accessible location, this purpose built first floor apartment benefits from a covered balcony and an allocated parking space.

Ash Hill Road is situated above the town and offers easy access to local shops and amenities. Sandown Court is a purpose built block of apartments with a communal garden and the apartment would make an ideal first home or investment purchase.

Approached via a communal driveway which leads to the allocated parking space, steps then lead to a covered entrance and to the front door. Once inside, the entrance hall leads to the accommodation which comprises a sitting/dining room with door leading to a covered balcony which enjoys an open outlook, a kitchen, double bedroom and bathroom/WC.

THE ACCOMMODATION COMPRISES, Covered balcony and UPVC obscure glazed door to:

ENTRANCE HALL - 2.74m x 0.81m (9'0" x 2'8") Coved ceiling with pendant light point, smoke detector, hatch to boarded loft space with ladder, doors to:

SITTING/DINING ROOM - 5.13m x 3.3m (16'10" x 10'10") Maximum measurements. Coved ceiling with light point, UPVC double glazed window to front aspect with far reaching views including some sea glimpses, radiator, fireplace with electric fire, TV connection point. UPVC obscure glazed door to:

COVERED BALCONY Enclosed by railings and overlooking the communal gardens, with far reaching open views including some sea glimpses.

KITCHEN - 2.72m x 1.6m (8'11" x 5'3") Coved ceiling with directional spotlights, UPVC double glazed window to rear aspect. Fitted kitchen comprising a range of base units with work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, matching wall cabinets, built-in electric oven, space and plumbing for washing machine, space for upright fridge/freezer.

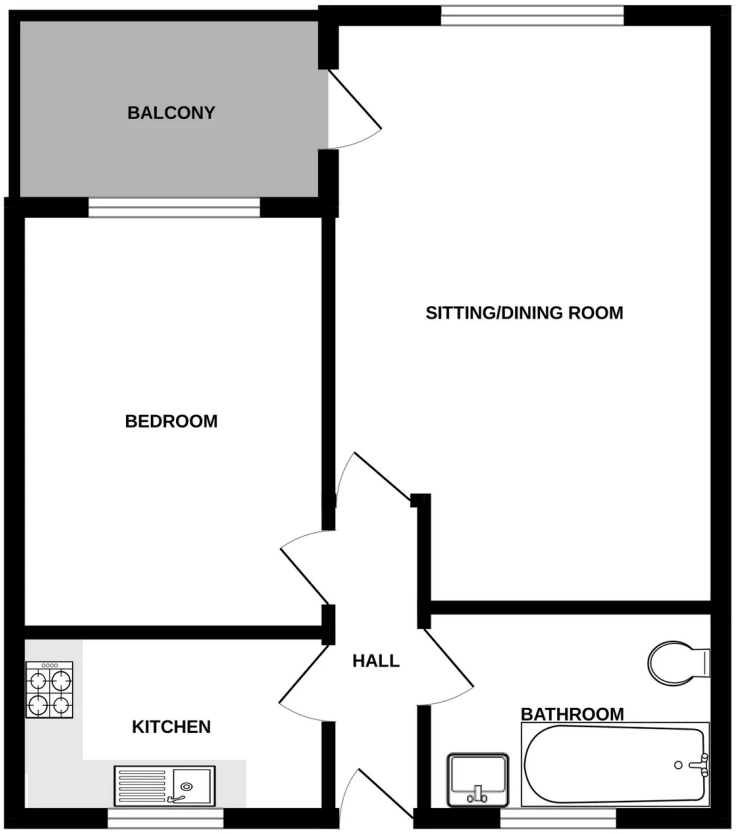
DOUBLE BEDROOM - 3.68m x 2.72m (12'1" x 8'11") Coved ceiling with pendant light point, UPVC double glazed window to front aspect with far reaching open views, radiator.

BATHROOM/WC - 2.34m x 1.6m (7'8" x 5'3") Light point, extractor fan, UPVC obscure glazed window. Comprising panelled bath with electric shower over and glazed screen, pedestal wash hand basin, WC, radiator.

USEFUL INFORMATION

Tenure - Leasehold - 999 years from 29/09/1990
Age - 1990's
Heating – Electric heating
Drainage - Mains
Windows - Double glazed
Council Tax - A
EPC Rating - Await EPC
Broadband - To be confirmed
Mobile - To be confirmed
Service Charge as 01/11/2025 £1130
No Ground Rent
Pets Considered

GROUND FLOOR



Whilst every attempt 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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