

# Falkland Road, Torquay

**Torquay**

Gargan&Hart Estate Agents

Offers In Excess Of

**£50,000**

A very well presented one bedroom retirement apartment with lovely sea views across Torquay Harbour. The development is conveniently situated close to Torquay seafront and a stone's throw away from local shops, bars and restaurants. There is a development manager who can be contacted in an emergency via pull cords located around the apartment. There is also a useful communal laundry room, communal guest bedroom. And a welcoming communal lounge with kitchenette where you can gather with your fellow residents and catch up with a tea, play cards or watch the big game on the TV.

The apartment is well presented and consists of a good sized, bright and breezy lounge with door to a balcony with sea views over Torquay Marina. The kitchen is well equipped with a range of floor and wall cupboards, work surface, sink drainer unit and space for under counter fridge and freezer. There is a bright and breezy double bedroom with window to the side and built in wardrobe. The shower room has low level W/C, wash hand basin and walk in double shower. Lastly, the property also benefits from an allocated parking space outside













**STAR POINTS**

- Retirement Flat
- NO ONWARD CHAIN
- Sea Views
- Private Balcony
- Communal Lounge
- Allocated Parking
- Communal Use Guest Bedroom
- Development Manager
- Close to Seafront
- Close to Shops

**ADDITIONAL INFORMATION**

Tenure – Leasehold (56 years remaining)
- allows sub-lets (DOES NOT allow holiday lets or pets)

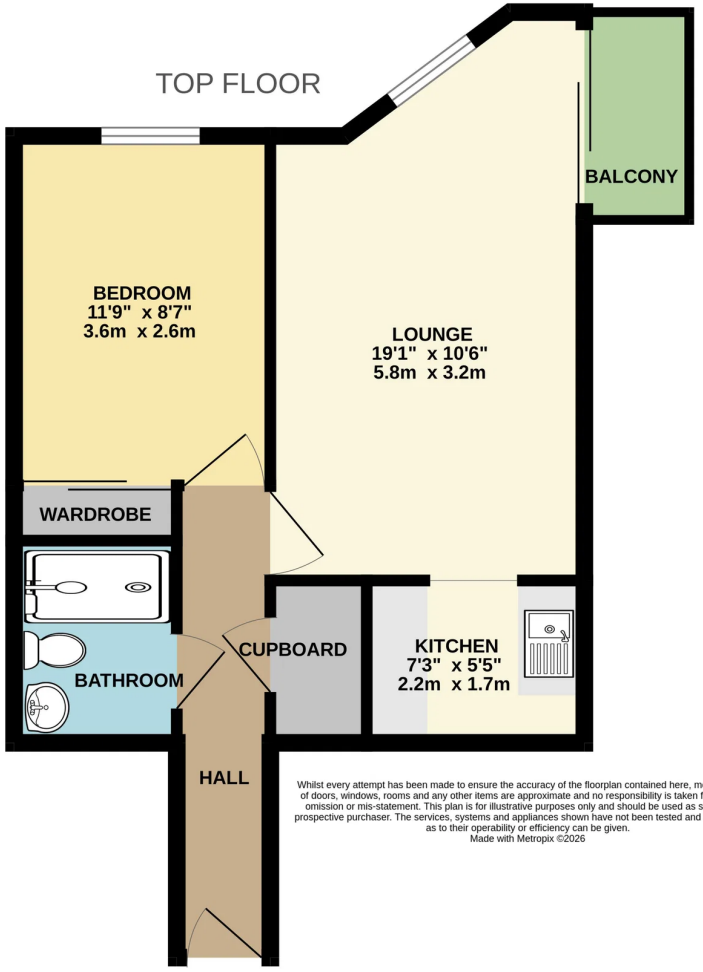
Ground Rent - £765.72 pa
Service Charge - £3,422.74 pa
Council Tax Band - B
For prices & more information about Council Tax go to:
https://www.torbay.gov.uk/council-tax/
Local Authority – Torbay Council
EPC – C
Retirement flat for people aged 60+
There is NOT a water meter at the property.
Check broadband availability at Openreach Fibre Checker: https://www.openreach.com/fibre-checker
Check mobile signal at Ofcom Mobile-Coverage: https://checker.ofcom.org.uk/en-gb/mobile-coverage

**VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

**DIRECTIONS**

What 3 Words: coast.caged.online
Sat-Nav: TQ2 5LU




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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