



Flat 3 Farnborough House

3 Warren Hill, Torquay, Devon, TQ2 5SH



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**Ground Floor One Double Bedroom Apartment with Private Patio Area
Convenient Location Close to Torquay Town Centre and Seafront
Open Plan Lounge/Kitchen & Shower Room
999-Year Lease From 2003, Service Charge £1,100 PA
Ideal First Time Buyer or Buy to Let Investment Opportunity**

LOCATION

Farnborough House occupies a convenient position on Warren Hill, within comfortable walking distance of Torquay town centre and the amenities available. Torquay's picturesque harbour, marina and seafront are also close by, together with local bus routes.

DESCRIPTION

The property comprises a ground floor apartment, which would benefit from some refurbishment. The property offers bright and practical accommodation throughout extending to approximately 34.0 sq. metres (366.5 sq. ft.). An entrance hall provides access to an open plan sitting room and kitchen. The kitchen is fitted with a range of base and wall units incorporating work surfaces, inset sink, integrated hob and oven.

The double bedroom is served by a shower room fitted with a shower enclosure, wash hand basin and WC. A particular feature is the private patio area, providing an attractive outside seating space with storage plumbed for a washing machine. The apartment is available with vacant possession and will not be subject to a sales chain.

Ref No: 5515

£75,000 Leasehold

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The property comprises:-

Communal entrance with Intercom entry system. Apartment front door to

ENTRANCE HALL

With door to Lounge/Kitchen.

LOUNGE/KITCHEN

14' 6" x 14' 6" (4.41m x 4.43m)

A bright open plan living area incorporating a fitted kitchen with a range of wall and base units, inset sink, integrated cooking facilities. Wall mounted Combi boiler.

BEDROOM

10' 6" x 12' 6" (3.21m x 3.80m)

A good-sized double bedroom.

SHOWER ROOM

Comprising shower enclosure, wash hand basin and low-level WC.

OUTSIDE

Private patio area providing useful outdoor space for seating and entertaining. Storage with plumbing for a washing machine.

GENERAL INFORMATION

TENURE

Leasehold.

Held on a 999-year lease commencing in 2003.

SERVICE CHARGE

Approximately £1,100 per annum.

COUNCIL TAX BAND A

EPC RATING D

SERVICES

Mains electricity, gas, water and drainage are understood to be connected. The apartment is fitted with gas fired central heating and double glazing.

LETTING

Assured Shorthold Tenancies (ASTs) are permitted. Holiday letting is not permitted under the terms of the lease.

VIEWING

Strictly by prior appointment with the Sole Selling Agents. Tel. 01803 212021.

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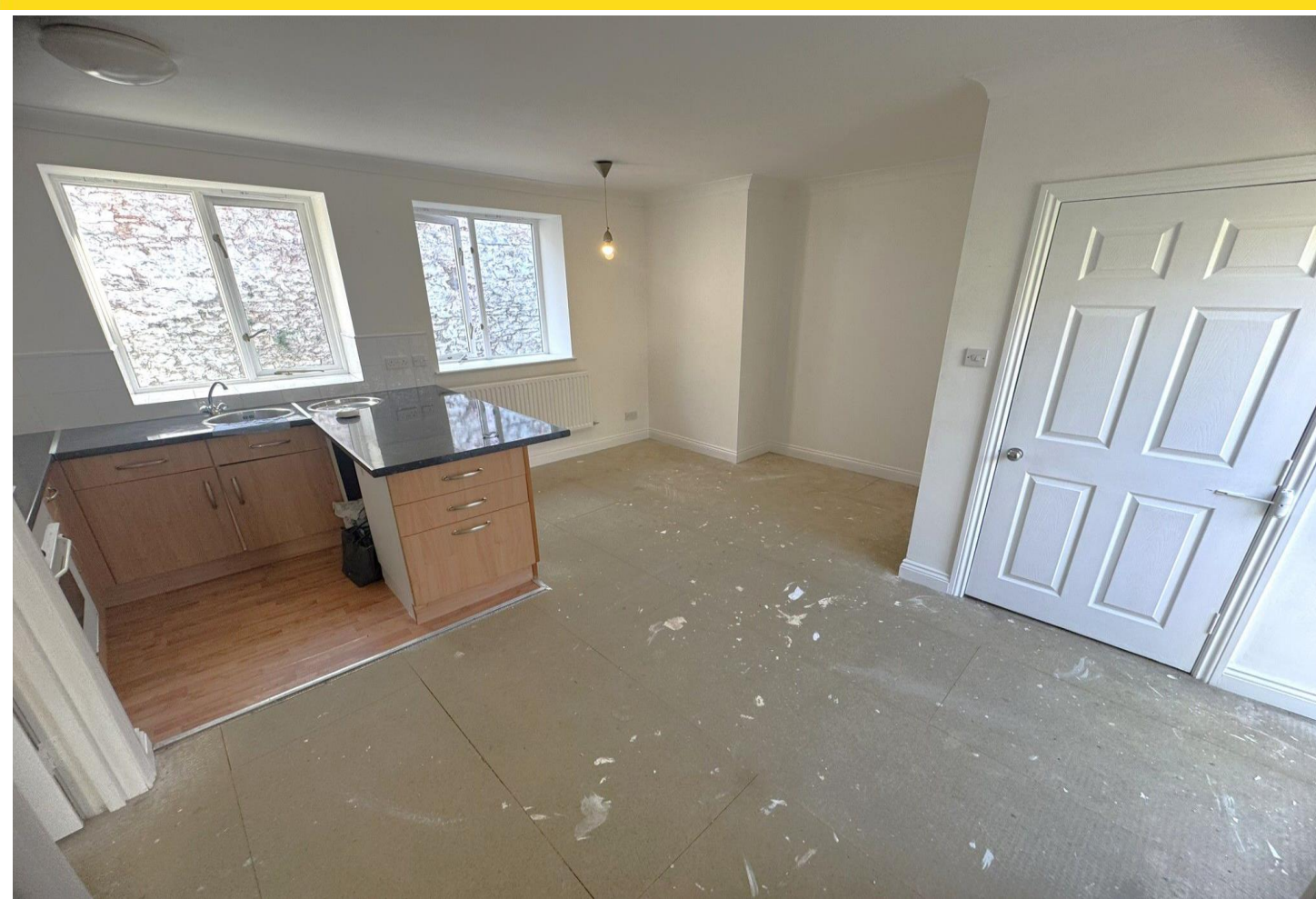
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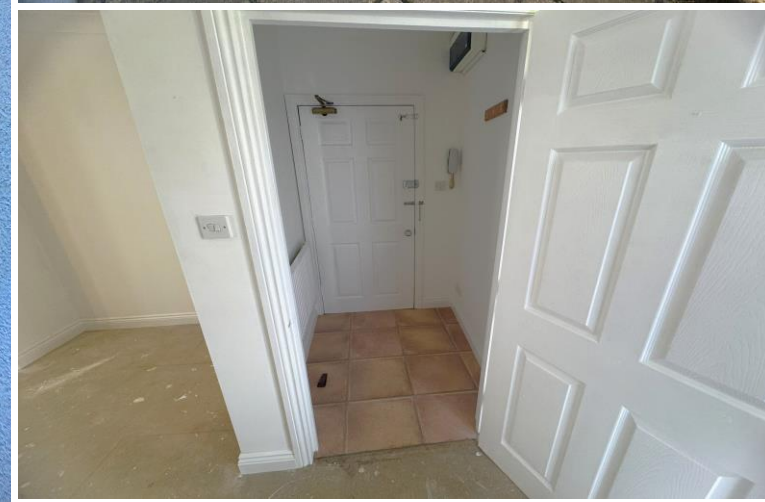


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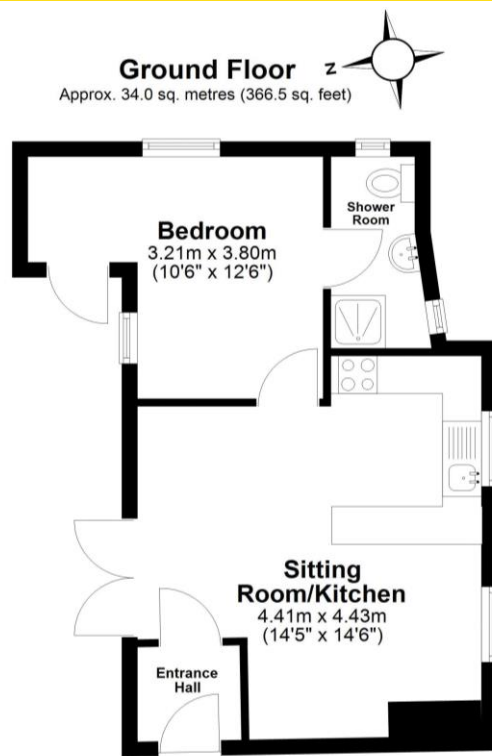


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Total area: approx. 34.0 sq. metres (366.5 sq. feet)

www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB



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