

Asking Price £350,000 Leasehold

2 Bedroom, Apartment - Retirement

2, Sachs Lodge Asheldon Road, Torquay, Devon, TQ1 2ER

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Sachs Lodge

Situated in a quiet residential road in the desirable Wellswood Village area of Torquay and with spectacular coastal views, Sachs Lodge is a stylish and unique development of 33 one and two bedroom apartments built by the Award Winning Churchill Living.

Part of the beautiful English Riviera, Torquay combines the nostalgia of a traditional seaside town with contemporary palm trees, a busy harbour, and an international marina. Enjoy long leisurely walks along the pier and promenade and take in the town's relaxed atmosphere.

Sachs Lodge is well located for the desirable Wellswood Village which has an excellent selection of local shops and amenities including a Post Office, Patisserie, Pharmacy, a Wine Bar, Beauticians and Hairdressers. The marina, seafront and town centre are just a short distance away for shopping and entertainment.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Sachs Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Sachs Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Sachs Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.







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Property Overview

TWO BEDROOM APARTMENT WITH LARGE BALCONY

Churchill Sales & Lettings are delighted to be marketing this stunning two bedroom apartment in the popular development of Sachs Lodge in Torquay! The property offers a large private balcony and is presented in fantastic order throughout.

The Kitchen is accessed via the Living Room with a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven and microwave, 4-ring electric hob with extractor hood over, a fridge and freezer. A window allows for light and ventilation.

The bright and airy Living Room offers ample space for living and dining room furniture. Two French doors open to a large balcony with ocean views and windows provide lots of natural light.

Bedroom one is a generous double room with a built-in mirrored wardrobe. An ensuite offers a curved shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath. A large window keeps this bedroom lovely and bright.

Bedroom two is another good-sized room with multiple built-in wardrobes providing ample storage space. This room could be used as a study space or hobby room.

The Shower Room offers a large shower with handrail, a WC and wash basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment are two storage cupboards located off the hallway.

This apartment simply must be viewed!







Features

- Stunning Two Bedroom, Lower Ground Floor Apartment with Balcony
- Luxurious Bathroom and En-suite Shower Room
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & Coffee Bar with regular social events
- 24 hour Careline system for safety and security
- Large and private landscaped gardens with glorious views of Lyme Bay
- Buggy store with charging points
- Close to excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year ending 31st May 2027): £6,627.99 per annum.

Ground rent £886.90 per annum. To be reviewed June 2031.

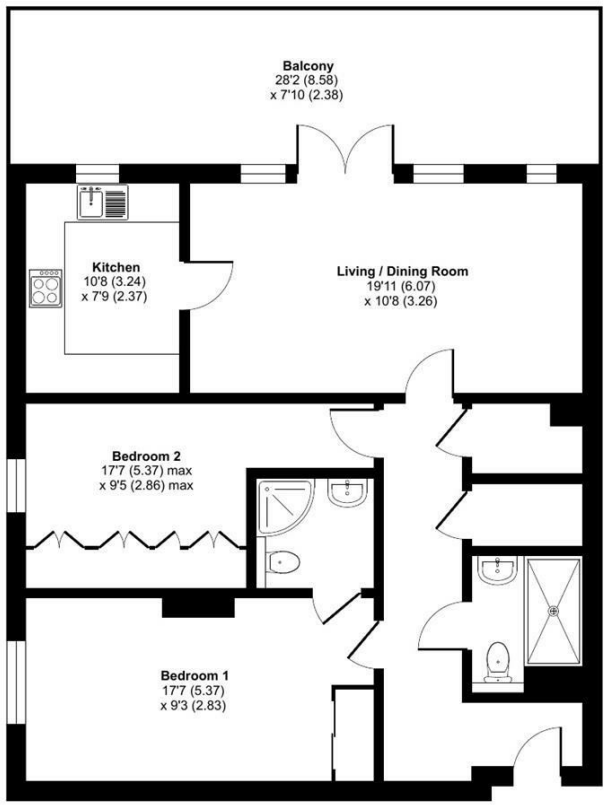
Council Tax Band E

125 year Lease commencing 2017

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, apartment heating via the Ground Source Heat Pump, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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