



Home Quay House

**Connells**

9 Homequay House Falkland Road  
Torquay



### Property Description

Situated in the popular Homequay House, this well-presented one-bedroom retirement apartment enjoys a pleasant position close to Torquay's seafront and local shops.

The accommodation comprises a comfortable living/dining room with access to a private balcony, providing an ideal spot to sit and relax. The kitchen is thoughtfully arranged for ease of use, while the double bedroom offers a peaceful retreat with ample space for furnishings. A modern shower room completes the internal layout.

Homequay House benefits from a range of communal facilities including a residents' lounge, ideal for socialising or enjoying quiet time, Communal laundry room with washers and dryers on the ground floor, as well as a lift serving all floors for convenience.

Homequay House is management assisted.

Perfectly located, the property is within easy reach of the seafront, town centre amenities, and transport links, making it an excellent choice for comfortable and secure retirement living.

### Lounge

Window to rear and sliding doors to balcony.

### Kitchen

Wall and base units, space for appliances.

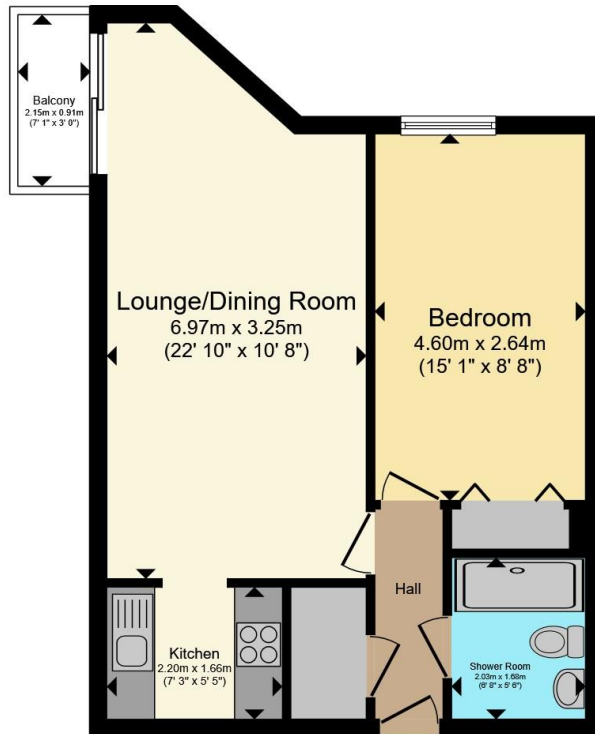
### Bedroom

Window to rear and built in wardrobe.

### Shower Room

Shower, WC and wash hand basin.





Total floor area 46.0 m<sup>2</sup> (495 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



To view this property please contact Connells on

**T 01803 213 641**  
**E torquay@connells.co.uk**

115 Union Street  
TORQUAY TQ1 3DW

EPC Rating: B Council Tax  
Band: B

Service Charge:  
4416.00

Ground Rent:  
720.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 139 years from 01 Sep 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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