



## Matlock Court, 3 St. Lukes Road, Torquay, TQ2 5NY

Forming part of a converted period residence is this ground floor one bedroom flat. Matlock Court is a short stroll away from Torquay town centre, and a short saunter from Torquay seafront, vibrant waterside cafes, bars and restaurants, Torquay marina and the Princess Theatre. An array of activities, including Torquay Tennis Club, are all close by. A particular benefit is a parking space, invaluable for a home of this nature, so close to the town and seafront.

Offers Over £70,000

- CLOSE TO SEAFRONT
- GROUND FLOOR
- PARKING
- ONE BEDROOM APARTMENT
- CLOSE TO TOWN
- VACANT WITH NO ONWARD CHAIN

## **DOOR INTO HALLWAY**

Storage cupboard.

## **KITCHEN** - 2.33m x 1.58m (7'7" x 5'2")

Built in electric oven and hob, space for a washing machine, cupboards and drawers over and under surfaces, sink unit. Window out to side.

## **LOUNGE** - 4.65m x 2.88m (15'3" x 9'5")

A good sized lounge, window out to back. Electric storage heater.

## **BATHROOM**

Three-piece suite comprising of bath with overhead electric shower, washbasin with vanity surround, low level WC, wall hung radiator.



## **BEDROOM** - 3.01m x 2.6m (9'10" x 8'6")

A double bedroom, with built in storage and window to back. Electric storage heater.

## **OUTSIDE**

Parking for one car.

Lease of 199 years from 1987 (expires 2187)

Address Matlock Court, 3 St. Lukes Road,  
Torquay, TQ2 5NY

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating 'D'

### **Contact Details**

117 Union Street  
Torquay  
Torbay  
TQ1 3DW

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

[enquiries@taylorsestates.co.uk](mailto:enquiries@taylorsestates.co.uk)

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.