



TORBAY PROPERTY MANAGEMENT
Sales & Lettings



Flat 10, Lucerne, Lower Warberry Road, Torquay, TQ1 1TN £125,000

One bedroom first floor apartment nestled within the Warberries area benefitting from far reaching sea views across the bay. The apartment comprises of bright lounge/diner, kitchen, small double bedroom and family bathroom.

On-site there is a communal laundry room and well maintained gardens for the enjoyment by the residents and the apartment is equipped with double glazing, water fed electric heating and comes with an off road, allocated parking space.

- One Bedroom First Floor Apartment
- Allocated Off Road, Visitors Spaces & On Road Parking
- Sought After Location of The Warberries
- Double Glazing & Water Fed Electric Central Heating



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ENTRANCE

Secure communal entrance with lift access and stairs rising to the first floor.

ENTRANCE HALL

Wooden effect flooring with doors off to principle rooms, phone entry system and electric consumer box.

LIVING ROOM / DINER

14'1" x 8'8" (4.3m x 2.65m)

Bright living room with upvc window to rear aspect with far reaching and sea views, wooden effect flooring, aerial point and central heating radiator.

KITCHEN

6'9" x 5'7" (2.05m x 1.69m)

Modern fitted kitchen with floor and base units, roll edge laminate worktops, stainless inset sink and drainer, space for cooker, upvc double glazed window to side aspect, wood effect flooring and two large storage cupboards housing water heater and electric central heating system.

BEDROOM

10'9" x 6'11" (3.29m x 2.11m)

Double bedroom with wood effect flooring, upvc double glazed window with far reaching and sea views and central heating radiator.

BATHROOM

Suite comprising of panelled bath with electric shower over, pedestal wash hand basin, low level WC, extractor fan, part tiled walls, wood effect flooring and central heating radiator.

PARKING

Allocated parking for one car as well as visitors spaces and further parking available on street

COMMUNAL LAUNDRY ROOM

Communal laundry room for the use of the residents

GARDENS

Well maintained and pleasant communal gardens for the enjoyment by residents.



DO YOU HAVE A PROPERTY TO SELL?

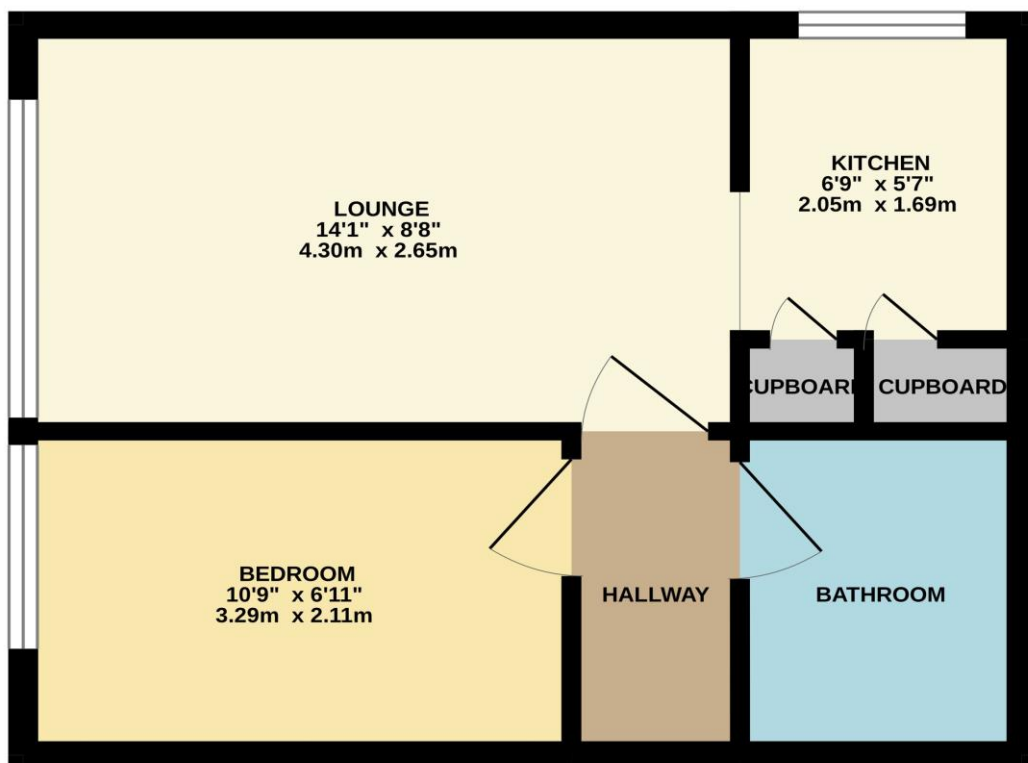
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*1.2% inc VAT, Subject to a minimum fee of £1200.00 inc VAT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer: These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the Agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for co-operation.



MATERIAL INFORMATION:

PROPERTY ADDRESS:

Flat 10, Lucerne, Lower Warberry Road, Torquay, TQ1 1TN

PROPERTY TYPE:

First Floor Flat

CONSTRUCTION:

Standard Construction

SOURCE OF HEATING:

Electric Water Fed Central Heating

SOURCE OF ELECTRIC SUPPLY:

Mains

SOURCE OF WATER SUPPLY:

Mains

SEWERAGE:

Mains

BROADBAND CONNECTION:

Copper

MOBILE SIGNAL/COVERAGE:

Likely to have good coverage (Ofcom)

PARKING:

Allocated Parking Space

BUILDING SAFETY ISSUES :

None known

RIGHTS & RESTRICTIONS:

None known

FLOOD & EROSION RISK:

None Known

PLANNING PERMISSION / DEVELOPMENT PROPOSALS:

None Known

PROPERTY ACCESSABILITY / ADAPPTIONS:

Lift

COALFIELD OR MINING AREA:

No

TENURE:

Leasehold

LENGTH OF LEASE:

999 years from 1982

ANNUAL GROUND RENT:

£0.00

GROUND RENT REVIEW PERIOD:

Not Applicable

ANNUAL SERVICE CHARGE:

£2020.01

SERVICE CHARGE REVIEW PERIOD:

Annually

COUNCIL TAX BAND:

A

ENERGY PERFORMANCE RATING:

C

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please call 01803 295291 to register
your interest.