



TORBAY PROPERTY MANAGEMENT
Sales & Lettings



Flat 2, Earls Court, St Vincents Road, Torquay, TQ1 4HF £125,000

One bedroom ground floor apartment situated in a well maintained and sought after development comprising of open plan living room / kitchen, spacious double bedroom and en-suite bathroom.

The apartment benefits from double glazing, a single garage within the block and pleasant and well maintained communal gardens for the enjoyment of residents.

The property is ideal for first time buyers, investment for buy to let or for someone looking for a smaller property or second home.

- One Bedroom Ground Floor Apartment
- Single Garage and UPVC Double Glazing
- Ideal for First Time Buyers or Buy to Let
- Pleasant and Well Maintained Communal Gardens



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Flat 2, Earls Court, St Vincents Road, Torquay, TQ1 4HF

Communal Entrance:

Secure communal entrance with intercom to hallway leading to:

Entrance Hall:

Flat door leading into small entrance hallway with door through to:

Living Room / Kitchen

17'2" x 13'3" (5.24m x 4.05m):

Open plan living room / kitchen with upvc double glazed window and door to the front aspect, wall hung electric radiator and kitchen area with a range of wall and base units, inset stainless steel sink, built in electric oven and hob, space for washing machine, space for fridge, built in dishwasher, breakfast bar with additional cupboards and door to built in storage cupboard housing hot water cylinder.

Bedroom

14'8" x 8'9" (4.47m x 2.67m):

Double bedroom with upvc double glazed window to front aspect, wall hung electric radiator and door through to:

En-Suite Bathroom:

Bathroom suite comprising of panelled bath with electric shower over, low level WC, pedestal wash hand basin, extractor fan, wall heater and fully tiled walls and flooring.

Garage / Parking:

Well maintained single garage forming part of the housing block with up and over door. Visitors parking spaces on site and further on street parking available in nearby roads.

Gardens:

Pleasant and well-maintained communal gardens for the enjoyment of the residents.



DO YOU HAVE A PROPERTY TO SELL?

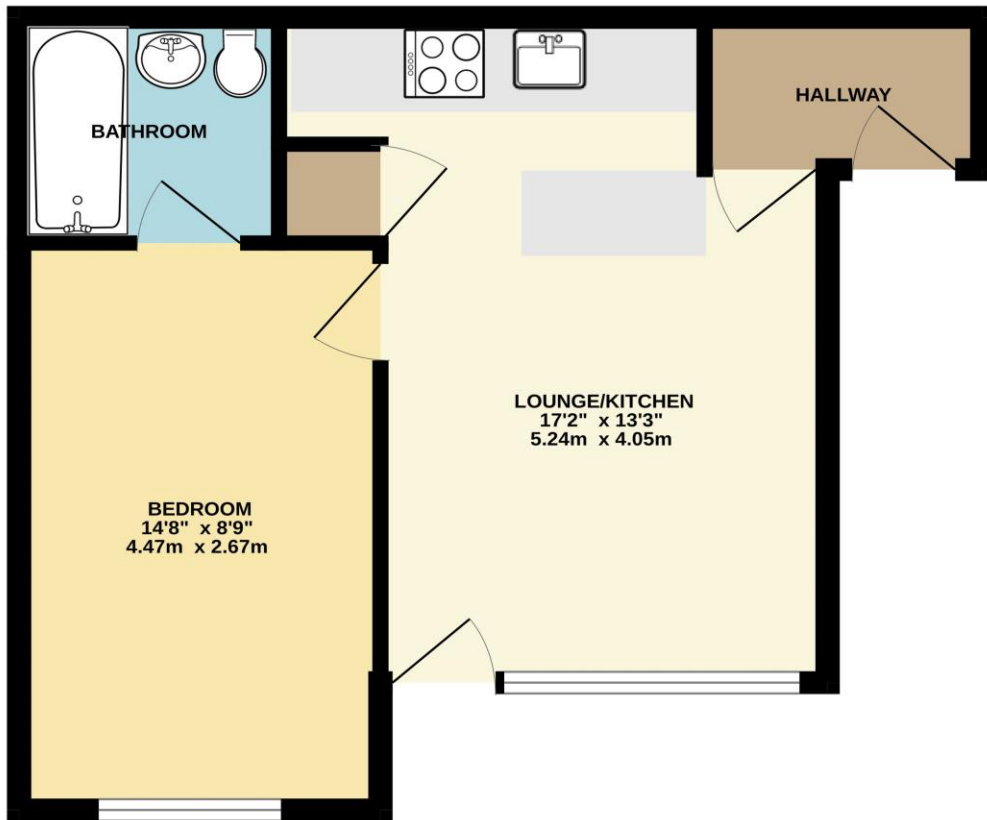
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*1.2% inc VAT, Subject to a minimum fee of £1200.00 inc VAT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	43 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 2, Earls Court, St Vincents Road, Torquay, TQ1 4HF

Property Type:

Ground Floor Flat

Construction:

Standard Construction

Source of Heating:

Electric

Source of Electric Supply

Mains

Source of Water Supply:

Mains

Sewerage:

Mains

Broadband Connection:

Fibre

Mobile Signal / Coverage:

Likely to have good coverage (Ofcom)

Parking:

Single garage

Building Safety Issues:

None known

Rights & Restrictions:

TBC

Flood and Erosion Risk:

None Known

Planning Permission / Development Proposals:

None Known

Property Accessibility /**Adaptations:**

None

Coalfield of Mining Area:

No

Tenure:

Leasehold

Length of Lease:

947 Years

Annual Ground Rent:

£0.00

Ground Rent Review Period:

N/A

Annual Service Charge:

£1600.00

Service Charge Review Period:

Annually

Council Tax Band:

A

Energy Performance Rating:

E

Viewings by appointment only - please call 01803 295291 to register your interest.

