



TORBAY PROPERTY MANAGEMENT
Sales & Lettings



VERNON COURT, WARREN ROAD, TORQUAY, TQ2 5TR

£ 290,000

Beautifully presented two-bedroom first floor luxury apartment overlooking the bay, within walking distance of the town centre and sea front.

The apartment comprises of large lounge with views over the bay, dining room with door to private balcony with sea and town views, double bedroom with en-suite bathroom, master bedroom with en-suite shower room and sea views, modern fitted kitchen and additional shower room.

There is allocated parking for one car as well as further on street parking available and is within close proximity of the town centre and sea front.

- Two Bedroom First Floor Apartment
- Fantastic Beach & Sea Views
- Allocated Off Road Parking
- Walking Distance to Sea Front & Town Centre



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01803 295291 - VAT REG NO. 7688296 58

ENTRANCE HALL:

Doors of to main principle rooms, intercom phone system and cupboard housing electrics

SHOWER ROOM:

Tiled floor and walls with under floor heating, upvc window, low level WC and vanity sink unit, corner shower enclosure with electric shower and extractor fan.

KITCHEN:

Modern fitted kitchen with a range of wall and base units, laminate work surfaces, built in electric oven, hob and extractor hood, inset stainless steel sink and drainer, upvc window and space for fridge freezer and washing machine.

LIVING ROOM:

Spacious living room with large window overlooking the beach and sea, cast iron feature fireplace and night storage heater.

DINING ROOM:

Electric wall hung radiator, door to inner hallway and upvc door to:

BALCONY:

Small decked private balcony with power and lighting overlook the beach and sea.

INNER HALL:

Doors of to bedrooms and large utility / store cupboard with space for tumble dryer.

BEDROOM 2:

Large double bedroom with built in wardrobes, 2 upvc windows, night storage heater and door to:

EN-SUITE BATHROOM:

Bathroom suite comprising of bath, pedestal sink, low level WC, electric wall hung radiator and upvc window.

BEDROOM 1:

Large double bedroom with upvc window overlooking the beach and sea with night storage heater, built in wardrobes and door to:



EN-SUITE SHOWER ROOM:

Tiled flooring with under floor heating and partly tiled walls with corner shower enclosure with electric shower, low level WC, vanity sink unit, extractor fan and upvc window.

PARKING:

Allocated off road parking for one car with further parking available on street.

LEASE / RESTRICTIONS:

Service charge includes buildings insurance, management costs and maintenance of communal areas.

Residential and holiday lettings are allowed within the lease.

Pets may be accepted under the lease.

Private cars are allowed within the allocated parking space which are to be taxed, mot'd and insured.



DO YOU HAVE A PROPERTY TO SELL?

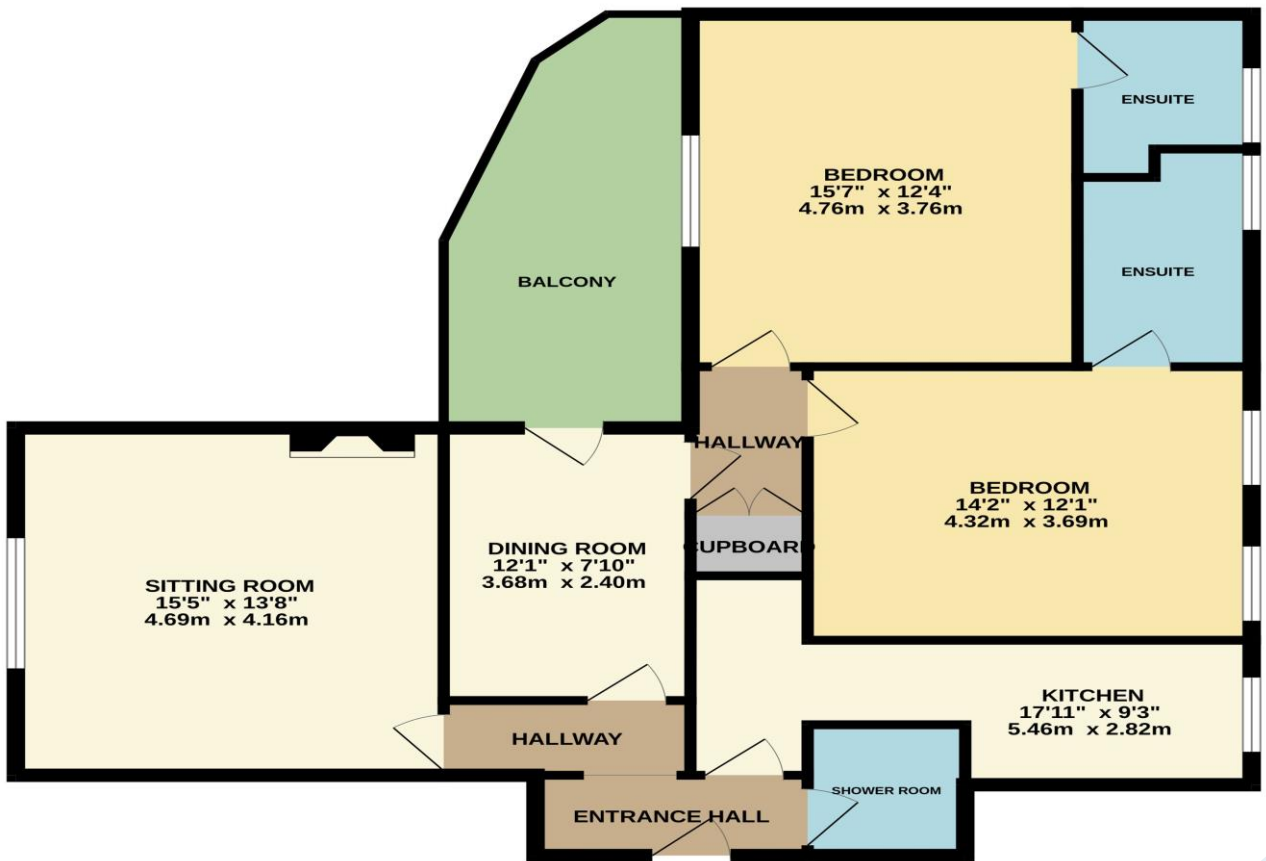
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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:

VERNON COURT, WARREN ROAD, TORQUAY, TQ2 5TR

PROPERTY TYPE:

Flat

CONSTRUCTION:

Standard Construction

SOURCE OF HEATING:

Electric

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

BUILDING SAFETY ISSUES :

None known

RIGHTS & RESTRICTIONS:

None known

FLOOD & EROSION RISK:

None Known

**PLANNING PERMISSION /
DEVELOPMENT PROPOSALS:**

None Known

**PROPERTY ACCESSABILITY /
ADAPTIONS:**

None

COALFIELD OR MINING AREA:

No

TENURE:

Leasehold

LENGTH OF LEASE:

999 Years from 2002

ANNUAL GROUND RENT:

£1.00

GROUND RENT REVIEW PERIOD:

TBC

ANNUAL SERVICE CHARGE:

£2290.00

SERVICE CHARGE REVIEW PERIOD:

Annually

COUNCIL TAX BAND:

D

ENERGY PERFORMANCE RATING:

E

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