



**TORBAY PROPERTY MANAGEMENT**  
Sales & Lettings



**RIDGEWAY HEIGHTS, RIDGEWAY ROAD, TORQUAY**

**£185,000**

Situated within a purpose built development in a prestigious sought after location is this two bedroom, modern and recently refurbished, fifth floor apartment which is accessed by lift or stairs.

The apartment benefits from two good sized double bedrooms, bright living room / diner with sliding patio doors to a private balcony with sea, town and views across to Dartmoor, modern fitted kitchen with space for appliances and separate shower room and WC.

- Views Across the Town, Harbour, Sea & Dartmoor
- Two Bedroom Fifth Floor Apartment
- Recently Refurbished Throughout
- Sought After Location



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## ENTRANCE HALL :

Door from communal hallway leads into the entrance hall with doors off to all rooms, central heating radiator and intercom phone system.

## LOUNGE/DINER

**18'10" x 12'0" (5.74m x 3.65m):**

Bright & spacious lounge/diner with dual aspect upvc windows and patio sliding doors with views across the town and towards the sea, Dartmoor and towards Teignmouth with ample space for living and dining, two central heating radiators and access to:

## BALCONY:

Enclosed balcony with upvc windows overlooking the town and towards the sea, Dartmoor and harbour side with space for a bistro dining set complete with artificial grass flooring.

## SHOWER ROOM:

Fully tiled modern fitted shower room with laminate flooring, spacious walk in shower enclosure with thermostatic mixer shower, vanity wash hand basin with storage cupboard, illuminated wall mirror and upvc window to the rear.

## KITCHEN

**11'11" x 7'11" (3.63m x 2.42m):**

Modern fitted kitchen with white gloss wall and base units, built in multi function electric cooker, induction hob and extractor hood, stainless steel sink and drainer, space for washing machine, dishwasher and fridge freezer and upvc window with views over the town, sea and towards Dartmoor.

## BEDROOM 1

**12'1" x 11'11" (3.70m x 3.63m):**

Spacious double bedroom with upvc window to the front aspect, central heating radiator and inset spotlights.

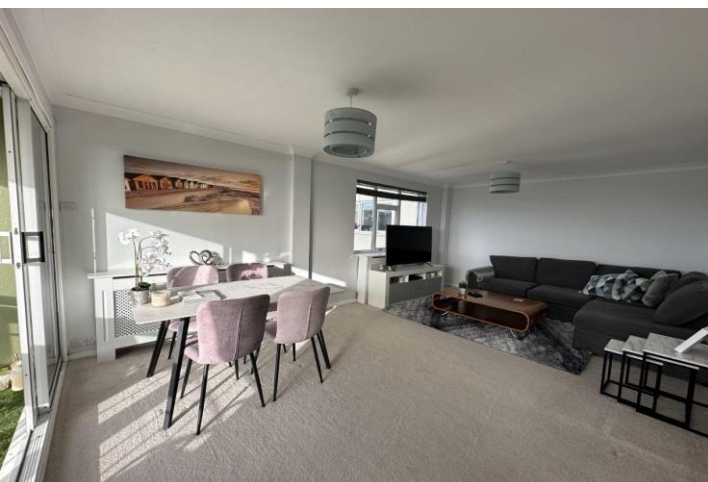
## BEDROOM 2

**12'1" x 11'7" (3.70m x 3.54m):**

Spacious double bedroom with upvc window to the front aspect, central heating radiator and inset spotlights.

## WC:

Fully tiled modern fitted WC with laminate flooring, concealed cistern unit and wall hung pedestal wash hand basin.





**OUTSIDE:**

Communal gardens, drying area and patio to the rear for the enjoyment of the residents.

Underground and allocated parking is available from the management for a fee however there is ample on road parking.

**LEASE / RESTRICTIONS:**

The service charge includes buildings insurance, management costs, maintenance and cleaning of communal areas.

There is an additional £100.00 payable per quarter for water rates and £350.00 per quarter payable towards a heating allowance which is adjusted annually according to usage.

**TENURE:**

Leasehold

**LENGTH OF LEASE:**

210 Years from 1978

**ANNUAL GROUND RENT:**

£60.00

**GROUND RENT REVIEW PERIOD:**

N/A

**ANNUAL SERVICE CHARGE:**

£2524.00

**SERVICE CHARGE REVIEW PERIOD:**

Annually

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**COUNCIL TAX BAND:**

C

**ENERGY PERFORMANCE RATING:**

D

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



**DO YOU HAVE A PROPERTY TO SELL?**

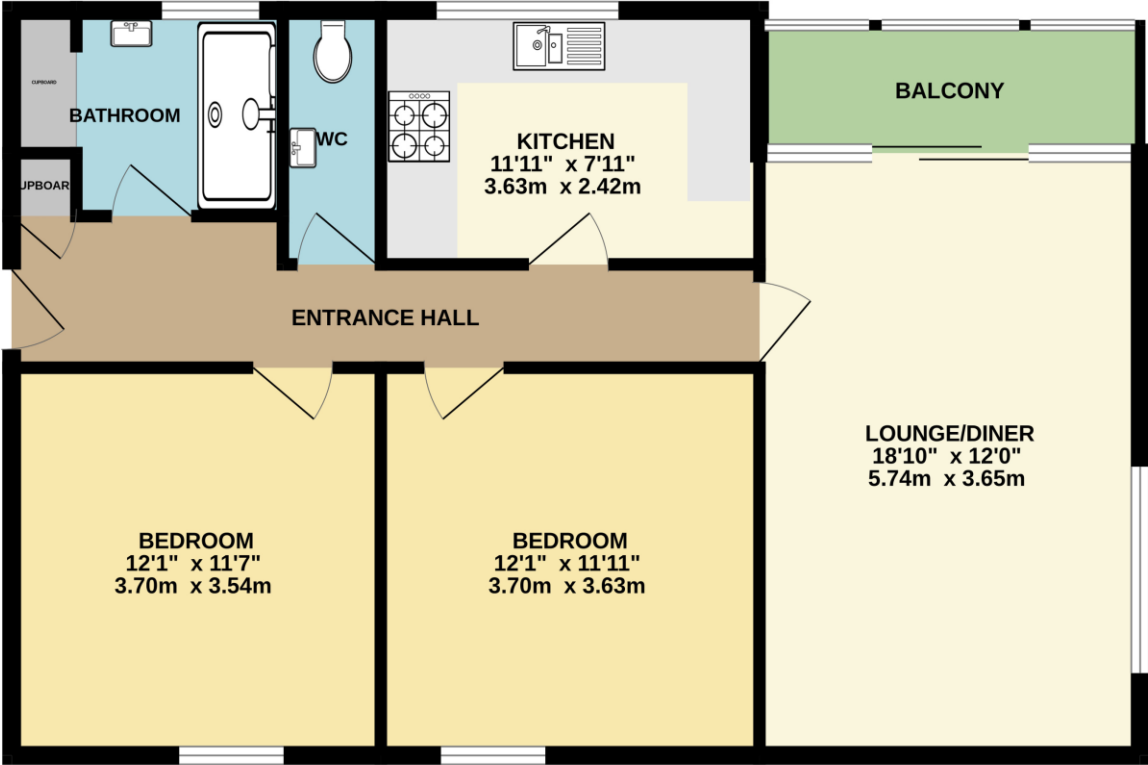
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\*1.2% inc VAT, Subject to a minimum fee of £1200.00 inc VAT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	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.