



TORBAY PROPERTY MANAGEMENT
Sales & Lettings



Shirley Court, Torwood Gardens Road, TQ1 1TZ **£169,950**
2 Bedroom Apartment / Flat Leasehold

Well presented Two bedroom first floor apartment located in a sought after area within Shirley Court which is in close proximity of local parks, harbour side and the town centre.

The apartment is spacious throughout with a good sized lounge, kitchen/diner, two double bedrooms and family bathroom with shower over the bath.

- Two Bedroom First Floor Apartment
- Sought After Location
- Chain Free
- Off Road Residents Parking
- UPVC Double Glazing
- Close to Park & Harbour Side

See further details on our website



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The apartment is spacious throughout with a good sized lounge, kitchen/diner, two double bedrooms and family bathroom with shower over the bath.

There is ample storage space within the apartment and benefits from double glazing, secure communal entrance, residents and visitor parking as well as landscaped communal gardens.

The property is available chain free and the furniture/furnishings are available at request.

The apartment comprises of:

ENTRANCE HALL:

Doors off to all rooms, night storage heater, airing cupboard housing hot water cylinder and two good sized storage cupboards.

LIVING ROOM:

Lounge/diner with upvc double glazed window to side aspect and night storage heater

KITCHEN/DINER:

Fitted kitchen with a range of wall and base units, inset stainless steel sink and drainer, space for cooker, washing machine and fridge freezer, extractor hood, upvc double glazed window to side aspect and space for dining table.

BEDROOM 1:

Double bedroom with upvc double glazed window to rear aspect

BEDROOM 2:

Small double/large single bedroom with upvc double glazed window to rear aspect

BATHROOM:

Suite comprising of bath with electric shower over, pedestal wash hand basin, low level WC and extractor fan.

PARKING:

Residents off road parking and visitors parking with further parking available on street.

LEASE / RESTRICTIONS:

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

TENURE:

Leasehold

LENGTH OF LEASE:

125 Years from 1987

ANNUAL GROUND RENT:

£10.00

GROUND RENT REVIEW PERIOD:

TBC

ANNUAL SERVICE CHARGE:

£1500.00

SERVICE CHARGE REVIEW PERIOD:

TBC

COUNCIL TAX BAND:

B

ENERGY PERFORMANCE RATING:

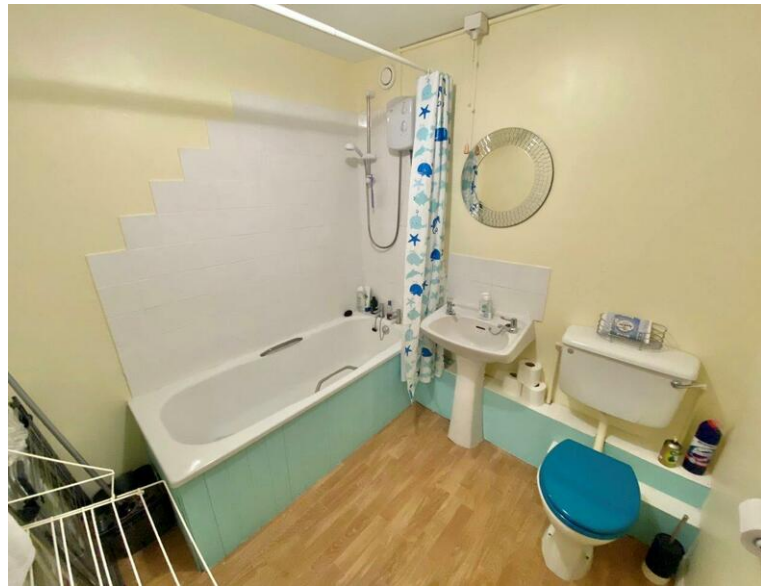
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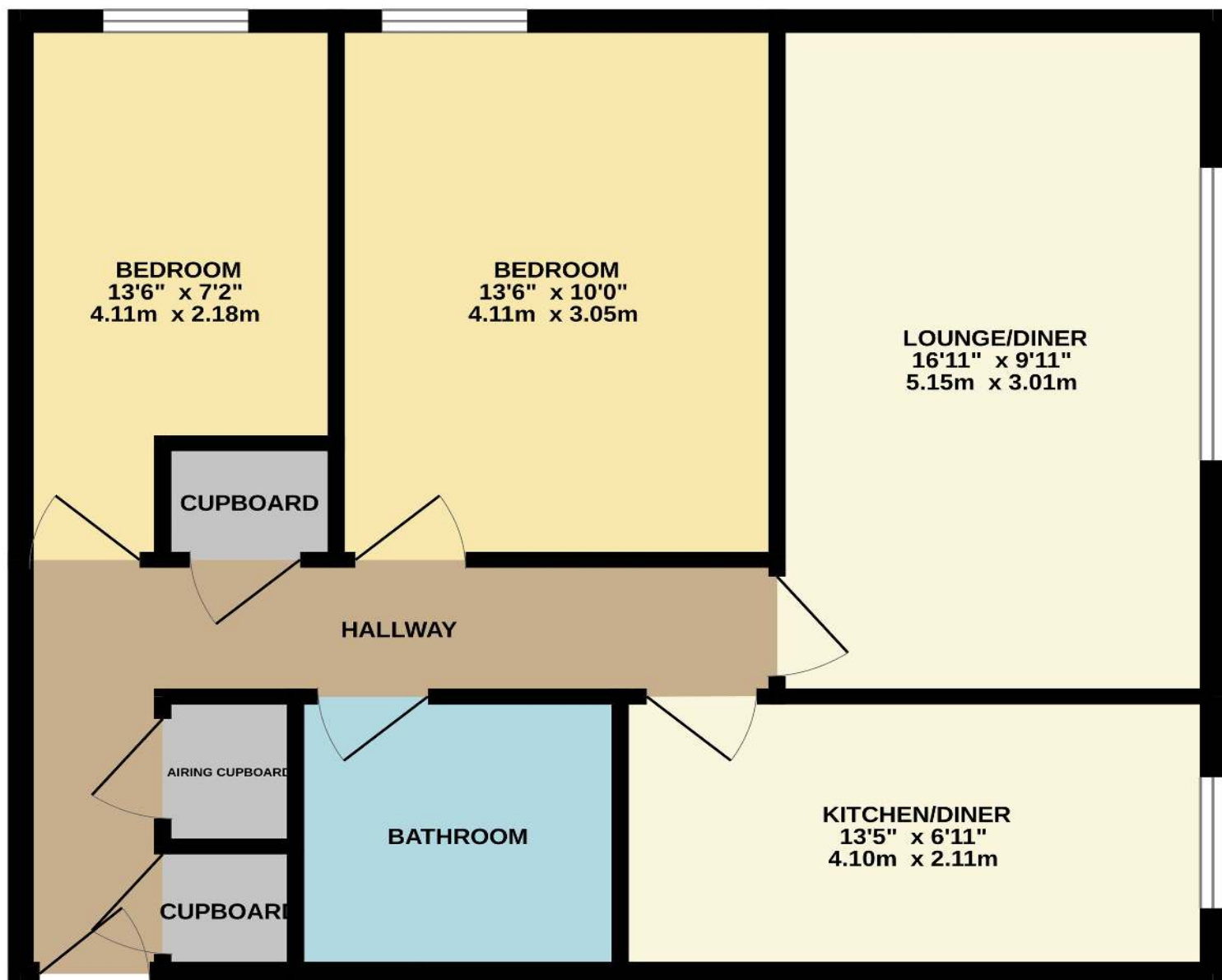
Viewings by appointment only – please call 01803 295291 to register your interest.

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