



TORBAY PROPERTY MANAGEMENT  
Sales & Lettings



## Seacliff, Warren Road, Torquay, Devon

£269,950

2 Bedroom Apartment / Flat

Leasehold

Superbly presented, two bedroom first floor apartment situated in a well maintained block in a sought after location with fantastic sea views, small private balcony and within walking distance of the beach and town centre.

The apartment has a spacious, open plan lounge/kitchen with French patio doors to a small private balcony with sea views, two good sized double bedrooms and bathroom.

- Two Bedroom First Floor Apartment
- Coastal Location with Fantastic Sea Views
- Gas Central Heating & Double Glazing
- Close to Town Centre & Beaches
- Currently Rented at £10,800 Per Annum
- Chain Free

See further details  
on our website



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35 Torwood Street Torquay Devon TQ1 1ED

## Description:

Superbly presented, two bedroom first floor apartment situated in a well maintained block in a sought after location with fantastic sea views, small private balcony and within walking distance of the beach and town centre.

The apartment has a spacious, open plan lounge/kitchen with French patio doors to a small private balcony with sea views, two good sized double bedrooms and bathroom.

The property comprises of;

### COMMUNAL ENTRANCE

Secure communal entrance door and hall with stairs leading to the first floor to:

### ENTRANCE HALL:

Wooden flat door leading to hallway with doors off to all principle rooms, door intercom phone system and central heating radiator.

### LIVING ROOM - 14'9" x 14'5" (4.5m x 4.39m) max:

Spacious lounge with UPVC double glazed French Patio doors leading to small private balcony with sea views, central heating radiator and phone point, opening onto:

### KITCHEN - 8'7" x 8'1" (2.62m x 2.46m):

Fitted kitchen with a range of wall and base units with white gloss slab doors, inset stainless steel sink and drainer, integral single electric oven and hob, integral under counter fridge, combi boiler and space for freestanding appliances.

### BEDROOM 1 - 11'0" x 9'8" (3.35m x 2.95m) max:

Double bedroom with UPVC double glazed window to front aspect and central heating radiator.

### BEDROOM 2 - 8'10" x 8'0" (2.69m x 2.45m):

Double bedroom with UPVC double glazed window to front aspect and central heating radiator.

### BATHROOM:

Fitted bathroom suite comprising of panelled bath with thermostatic mixer shower over, low level WC, pedestal sink unit, central heating radiator, part tiled walls, shaver socket and extractor fan.

### PARKING:

On street parking available outside and in surrounding streets as well a council car park nearby with yearly permits available.

<b>TENURE:</b>	Leasehold
<b>LENGTH OF LEASE:</b>	999 Years from 2002
<b>ANNUAL GROUND RENT:</b>	TBC
<b>GROUND RENT REVIEW PERIOD:</b>	TBC
<b>ANNUAL SERVICE CHARGE:</b>	£2400.00
<b>SERVICE CHARGE REVIEW PERIOD:</b>	Annual

<b>COUNCIL TAX BAND:</b>	D
<b>ENERGY PERFORMANCE RATING:</b>	C

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

Torbay Property Management are a Local, Independent Lettings & Sales Agent established in Torbay for over 15 years with a low selling fee of just 1.2% inc VAT!

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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.

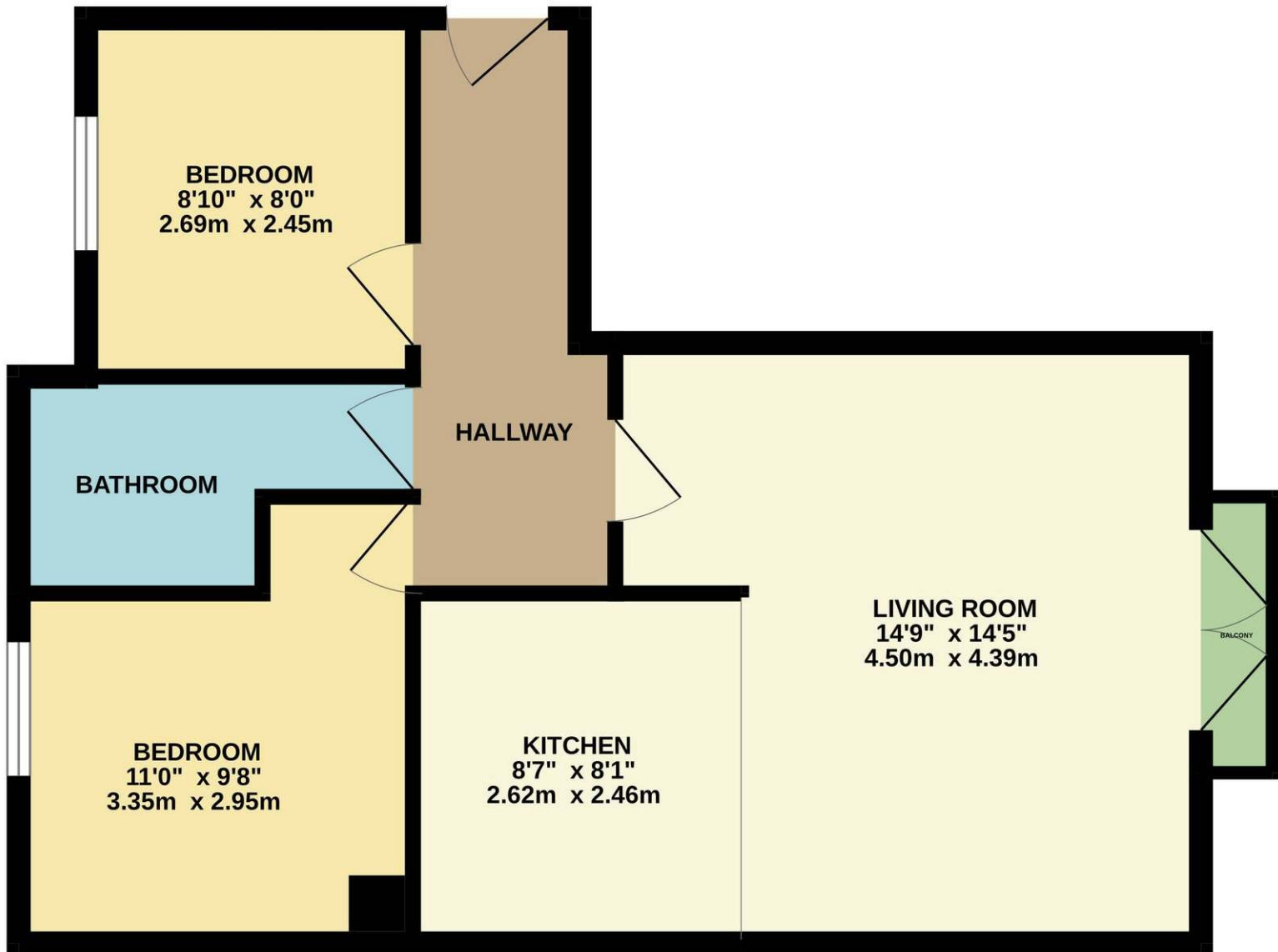


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		



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