



- 🏠 Converted First-floor Apartment
- 🏠 Ideal First Time Buy Or Buy-To-Let
- 🏠 Offered With No Onward Chain
- 🏠 Spacious Apartment
- 🏠 Good Size Lounge/Diner
- 🏠 Fitted Kitchen
- 🏠 Two Bedrooms
- 🏠 Modern Shower Room
- 🏠 Tucked away Position
- 🏠 Close to Town Centre & Amenities

Our View "Ideal BTL or First Time Buy"



Woods homes are delighted to offer to the market, with NO ONWARD CHAIN, this first floor apartment in the sought after location of the Warberries. The apartment offers a spacious lounge/diner, fitted kitchen, two good sized bedrooms and a modern shower room.

Location - Located within the Warberries Conservation Area and is well placed for the harbourside and the town centre. The lively waterfront is within reasonable walking distance with its pavement bars and cafes, the harbour bridge linking the north and south piers, and access to the sea front promenade. The harbourside is home to Torquay Marina, a gold anchor award winning marina with 440-berths providing safe anchorage. The location also allows for ease of access to Wellswood, which is sought after for its vibrant community, offering shopping and dining opportunities.

Accommodation - This first-floor apartment is set within a former Victoria Villa in the Warberries. Upon entry to the building, you are greeted by a nicely presented communal hall with stairs leading to the first floor. From here is a do that leads the apartment. The apartment offers a nice entrance hall which has a wall mounted security intercom entry system and doors leading to all principal rooms including a good size lounge/diner, separate kitchen with base and wall mounted cupboards, roll top work surfaces with inset stainless-steel sink, drainer with monoblock mixer tap. Within the kitchen there is an integrated oven, hob with extracting cooker hood set above. Within the kitchen is space and plumbing for washing machine and fridge freezer. The property has a nicely finished shower room which comprises a corner shower cubicle, heated towel rail, pedestal wash hand basin low level WC and

extractor fan. There are two bedrooms in the apartment with the main bedroom being a generous size double bedroom with wooden sash window and a radiator and the second bedroom being a smaller double bedroom again with sash window and radiator.

Property Information –

Tenure: 250-year lease from 2009 (236 years remaining).

Service charge £2895.48 pa, The service charge amount is to cover recent roof installation and for planned works inc redecorating for the communal areas. Once covered the monthly fee will be reduced. Ground rent is included.

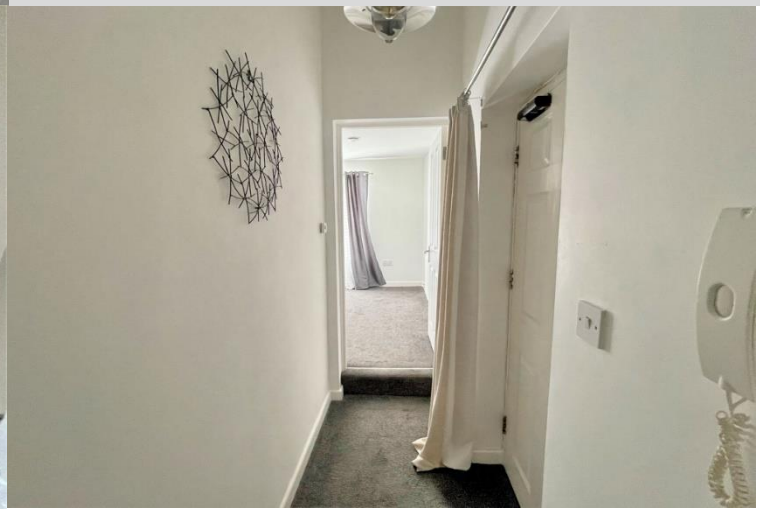
Lease Covenants –


Letting on an assured shorthold tenancy is allowed

Pets are allowed

Council Tax Band: B

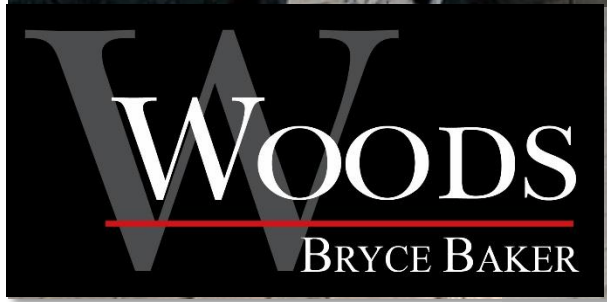
Agents Note: The Building had a new roof fitted in July 2020 and we understand from the Current Vendor that external painting of the building is imminent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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Ref: L776387
 Tenure: Leasehold
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