



- Highly Sought After Location
- Moments from Beaches and Local Scenery
- Beautifully Presented First Floor Apartment
- Lounge/Diner
- Stunning Kitchen
- Two Bedrooms
- Modern Shower Room
- Allocated Parking
- Communal Grounds & Storage Facility
- Close to Local Amenities

Our View "Stunning Apartment In Great Location"

Woods are pleased to offer this beautifully presented first floor apartment in the popular area of Cary Park in Babbacombe and St. Marychurch. Accommodation briefly comprises an entrance hall, stunning fitted kitchen, lounge/diner, modern shower room and two bedrooms of which one is being used as a walk-in wardrobe. In addition to this the property benefits from allocated off road parking, under building store area and use of communal grounds including a newly finished seating area.

Location - Cary Park is nicely positioned between the highly sought-after areas of Babbacombe & St. Marychurch. The property is within a short walk to local parks and an array of amenities at Reddenhill Road and the very popular shopping precinct in St. Marychurch where you will find a range of independent and mainstream retailers. In addition to this, you have a selection of doctor's surgeries. Nearby you have the beautiful Babbacombe Downs which leads to stunning beaches at Oddicombe & Babbacombe.



Accommodation - Set on the top floor of this very nicely presented and well managed development, this apartment offers an entrance hall with doors leading to all principle rooms. The living room is a generous size and offers space for both a dining and seating area and benefits from a Juliette balcony. The kitchen is very nicely presented with matching base cupboards with plinth lighting and wall mounted cupboards with under cupboard lights. The worktops are Granite with inset stainless steel sink and drainer with flexi-hose monoblock tap. Within the kitchen is a Neff oven, electric hob with extractor hood over and space and plumbing for a fridge freezer and washing machine.

There are two bedrooms, one a generous double and the second being a small double/good size single and currently being used as a walk-in wardrobe. The shower room benefits from underfloor heating throughout and comprises a walk-in style shower with plinth lighting, heated towel rail, closed coupled WC and vanity wash hand basin with storage underneath and a mirror with lighting set above.

Step Outside - To the rear of the property is parking of which this apartment benefits from one allocated space. To the side is a bin store, drying area and a nicely finished communal patio seating area. Underneath the building is a large storage area which has been sectioned into areas for each apartment.



Property Information

Tenure - Leasehold with a Share of Freehold
 Lease Length - 199 Years from 01/01/1995 (171 Years Remaining)
 Service charge - £1,303.98 Per Year (includes ground rent, buildings insurance, general maintenance, communal gardens, cleaner for communal area and water rates.

Lease Conditions

Pets are Permitted
 Letting is NOT Permitted
 Holiday Letting is NOT Permitted

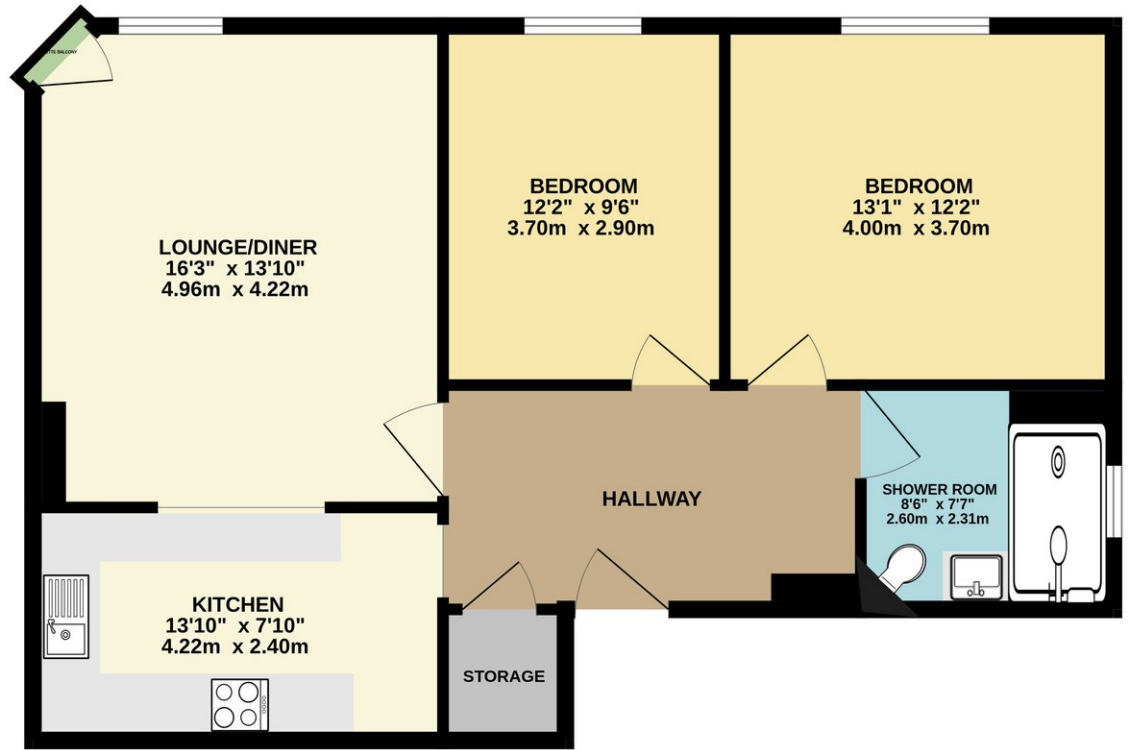
Council Tax Band B for the period 01/04/2023 to 31/03/24 financial year is £1,658.80



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

TOP FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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Tenure: Leasehold

01803 390000

Rathlin, Palermo Road, TQ1 3NW

Guide Price £220,000 - £230,000

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