



**Ridgewater**

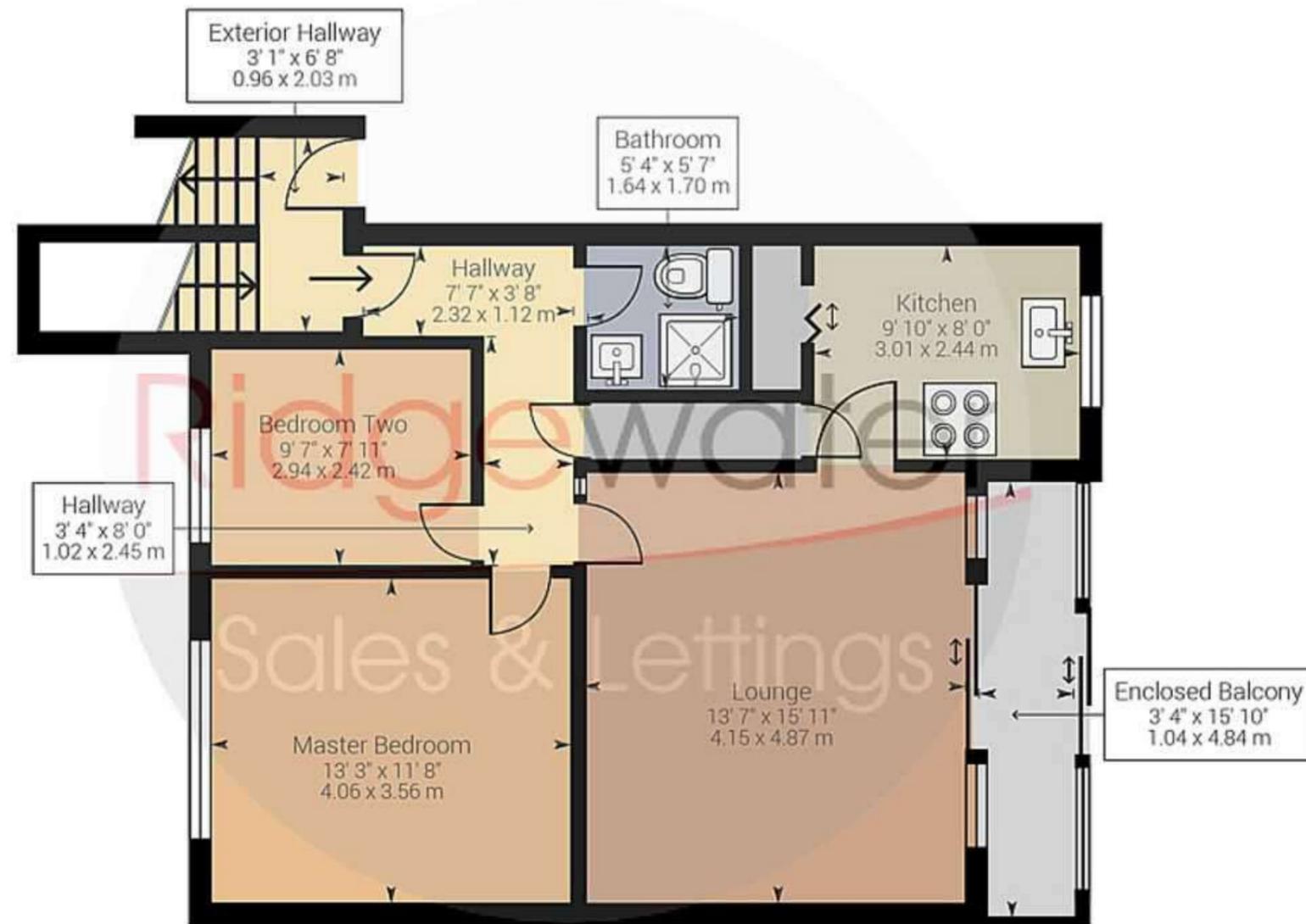
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**2 Bedroom Apartment for Sale in Lyme View Road**

**TORQUAY**

Price: £187,500

# FLOOR PLAN



Approximate net internal area: 650.57 ft<sup>2</sup> (707.48 ft<sup>2</sup>) / 60.44 m<sup>2</sup> (65.73 m<sup>2</sup>)  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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## DESCRIPTION

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**Tenure:** Leasehold

A well-presented 2 Bedroom Purpose Built Flat enjoying panoramic sea views with an extended lease

**Accommodation:**

Main entrance with security entry phone to the shared entrance hall. Stairs down to lobby shared with flat 56a.

New entrance door to flat with double glazed panel and fanlight over.

**L-Shaped Hall:**

Dado rail, radiator, cloaks/store cupboard, electric meter cupboard. Off are:

**Lounge/Dining Room 13' 7" x 15' 11" (4.15m x 4.87m):**

A lovely room with coved ceiling, radiator, ornate pine fireplace surround, telephone point. Wall to wall, floor to ceiling double glazed windows and doors opening to

**Enclosed Balcony 3' 4" x 15' 10" (1.04m x 4.84m):**

Double glazed windows and tilt/slide door offering fantastic panoramic views over the surrounding area, Walls Hill, Babbacombe and Lyme Bays.

**Kitchen 9' 10" x 8' 0" (3.01m x 2.44m):**

Two built-in store cupboards, with space for a fridge/freezer. Fitted with a comprehensive range of wall and floor units, work top surfaces having one and a half bowl sink unit, plumbed for washing machine, space for electric cooker and other

appliances. Wall-mounted Worcester gas boiler supplying central heating and hot water. Part tiled walls and tiled floor. Double glazed window with similar outlook as balcony.

**Shower Room/WC 5' 4" x 5' 7" (1.64m x 1.70m):**

Corner shower cubicle with Mira Zest electric shower, vanity washbasin with matching medicine cabinet over, close-couple W.C., tiled walls and floor, towel rail radiator, extractor fan.

**Bedroom 1 13' 3" x 11' 8" (4.06m x 3.56m):**

Coved ceiling, radiator, large double-glazed window overlooking the front garden.

**Bedroom 2 9' 7" x 7' 11" (2.94m x 2.42m):**

Large double-glazed window overlooking the front garden, radiator.

**Outside:**

To the front of the building are well maintained communal gardens with areas of lawn, flower and shrub beds. To the rear are further lawned communal garden areas, recycling storage area and access to the

**Garage:**

Situated beneath the building with metal up and over door.

**General:**

Residue of 189-year lease from 1964. Maintenance approximately £1,000 per annum. Ground Rent £20 per annum. No sub-letting allowed. No pets allowed.

# PHOTOS

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