

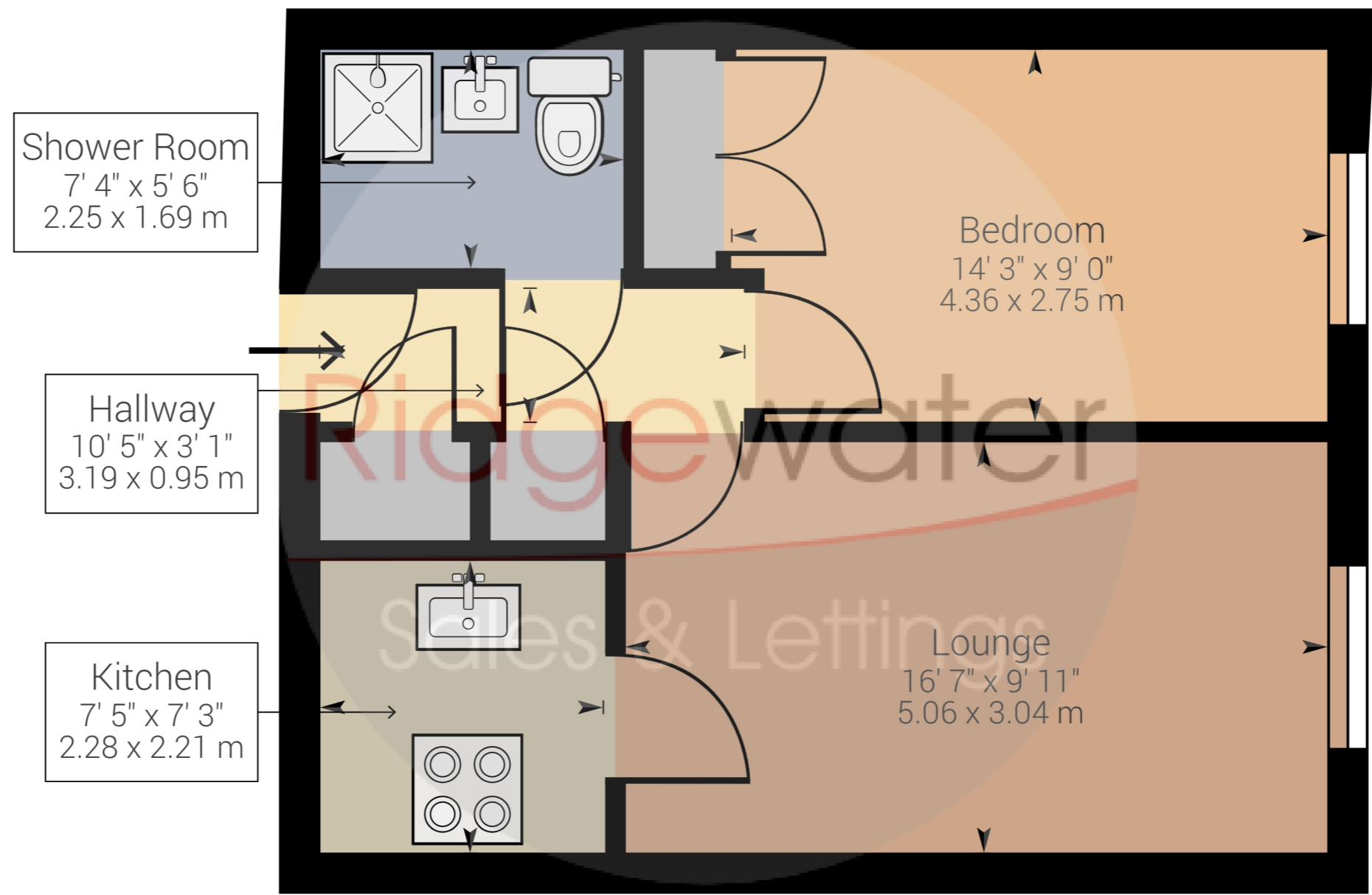


Ridgewater
Local • Independent • Experts

**1 Bedroom Apartment for Sale in Higher Erith Road
TORQUAY**

Price: £84,950

FLOOR PLAN



Approximate net internal area: 463.81 ft² / 43.09 m²
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.

DESCRIPTION

Tenure: Leasehold

A well-presented Retirement flat situated in the heart of Wellswood for Residents of 60 years young and over. Offering full independent living, yet with an on-site manager if needed.

The building is conveniently situated close to regular bus routes to Torquay or Babbacombe and St Marychurch, with Wellswood 'village' shops just around the corner with its lovely selection of boutique and independent businesses, including cafe's, hairdressers, a florist and pharmacy.

Accommodation:

Front door with a spy hole, opening to

Entrance Hall:

Tunstall alarm/intercom. Cupboard with hanging rail and shelf. Airing cupboard housing the sealed hot water cylinder, shelves.

Living Room 16' 7" x 9' 11" (5.06m x 3.04m):

Double glazed window to the front enjoying an open aspect over the surrounding area. Night store heater. Alarm pull cord.

Kitchen 7' 5" x 7' 3" (2.28m x 2.21m):

Marble effect worktops on three sides with cupboard units beneath and over. Tiled surrounds. Electric cooker. Under worktop fridge. Inset single drainer stainless steel sink with a mixer tap. Washing machine. Dimplex fan heater.

Bedroom 14' 3" x 9' 0" (4.36m x 2.75m):

Built-in double wardrobe with cupboards over. Double glazed window to the front enjoying an open aspect over the surrounding area. Alarm pull cord. Night store heater. Access to loft.

Shower Room/WC 7' 4" x 5' 6" (2.25m x 1.69m):

Fully tiled walls. Shower cubicle with an electric shower. Pedestal washbasin, mirror and light over. Close-couple WC. Cosmetics cupboard with two doors and centre mirror. Further cupboard with sliding mirrored doors and shelf. Electric towel rail. Extractor fan. Wall-mounted Dimplex heater.

Outside:

Communal gardens for the residents' enjoyment. Storage area.

General:

Maintenance charge £2919.10 per annum. Ground Rent £100 per annum. Residue of a 99-year lease from 1987. Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric night store heating.

Please Note: Residents must be aged 60 years or over.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





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