



**Ridgewater**

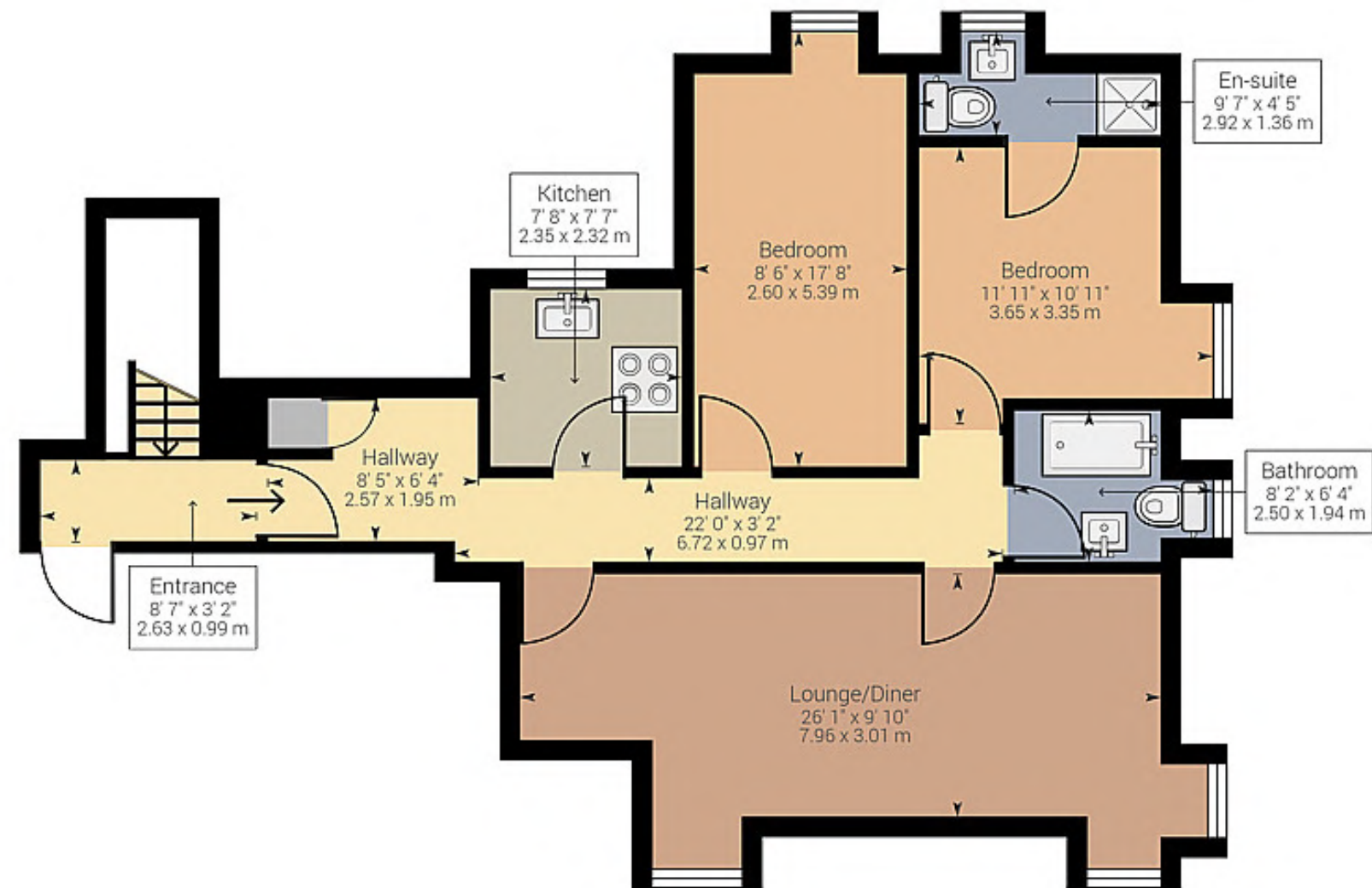
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**2 Bedroom Apartment for Sale in Marina Court, Warren Road, Torquay**

Price: £220,000



# FLOOR PLAN



Approximate net internal area: 787.53 ft<sup>2</sup> / 73.16 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

Elevated above the scenic Rock Walk which overlooks Torquay Marina with panoramic views extending across Torbay, this two-bedroom penthouse apartment arguably commands some of the most impressive coastal sea views in Torbay. In close proximity to all that Torquay has to offer & within walking distance to Torquay Harbourside. Centrally located & providing easy access to an abundance of local shops and attractions such as Torre Abbey Sands & Torquay Town Centre.

Marina Court has the benefit of well-maintained communal gardens which are accessed by a locked gate leading to the rear of the building, meandering pathways and a selection of patio/lawned areas for the residents to enjoy with breath-taking views of Torbay. You can access Rock Walk directly from the communal gardens which leads onto the Torquay promenade.

## Accommodation

Communal entrance with stairs rising to Second (Top) Floor.

Front door to spacious **Entrance Hall**. Radiator. 3 ceiling light points. Storage cupboard housing boiler supplying central heating and hot water. Wall mounted telephone entry system handset.

**Lounge/Dining Room** 26'1" x 9'10" maximum (7.96m x 3.01m) 3 double glazed sash style windows giving a double aspect to make the most of the stunning sea and harbourside views. 2 radiators.

**Kitchen** 7'8" x 7'7" (2.35m x 2.32m) Double glazed sash style window to front, wall

and floor based units under worktop surfaces incorporating stainless steel sink unit, gas hob with oven below and extractor hood over, space and plumbing for washing machine, space for free standing fridge/freezer, part tiled walls.

**Bedroom 1** 11'11" x 10'11" maximum (3.65m x 3.35m) Double glazed sash style window to side, radiator. Door to **En-Suite Shower Room** Double glazed sash style window to front. Pedestal wash basin with tiled splash back, close coupled W.C., shower cubicle with mains shower, ladder style towel rail radiator, extractor fan.

**Bedroom 2** 8'6" x 17'8" maximum (2.60m x 5.39m) Double glazed sash style window to front. Radiator.

**Bathroom** Modern three piece suite comprising panelled bath with shower attachment over, fitted shower screen, close coupled W.C., pedestal wash basin with tiled splash back, mirror and shaver socket strip light over. Extractor fan. Ladder style towel rail radiator.

**Outside** The beautiful, well kept communal gardens, accessed via a private gate, give direct access to Rock Walk and beyond allowing easy access to Torquay seafront and harbourside.

## General

**Tenure** Leashold. Residue of 999 year lease from 2008 with 1/12 share of the freehold. No ground rent payable. The current maintenance charge of £1,000 per annum includes buildings insurance, communal electric and cleaning, grounds and building maintenance. The apartment is on a water meter.



PHOTOS







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