



Torquay

- First Floor Apartment
- 2 Bedrooms
- Living Room
- Kitchen & Bathroom
- uPVC Double Glazing
- Communal Garden & Patio Areas
- Allocated Parking
- Ideal First Time / Investment Buy

Asking Price:
£100,000
 Leasehold

12 Haslam Court, Haslam Road, Torquay, TQ1 4JW

A first floor purpose built apartment situated in an elevated position with spectacular views across Torquay and out towards the sea. This immaculately presented apartment comprises living room, fitted kitchen with shaker style base and wall mounted units, family bathroom and 2 bedrooms. The apartment benefits from uPVC double glazing and wall mounted heaters.

The Haslam Court development has resident parking. Owners also have full use of the communal gardens, patios and drying areas. This property would make an ideal starter home or investment property and early viewing come highly recommended.

Accommodation

Hallway	
Living Room	14' 1" (4.28m) x 9' 5" (2.87m)
Kitchen	9' 0" (2.75m) x 5' 0" (1.52m)
Bedroom 1	12' 9" (3.88m) x 9' 5" (2.87m)
Bedroom 2	8' 11" (2.73m) x 7' 9" (2.36m)
Bathroom	

Outside

Communal garden and patio areas.

Parking

Communal parking area operating a permit holders scheme for owners of properties at Haslam Court. Flat 12 has a marked and allocated space with additional visitors parking spaces.

Agents Notes

Lease is 999 years from 1982. Each leaseholder owns a share in the management company.

Service Charges: £714.93 covers 12 months from 01/04/16 includes maintenance and general repair of communal areas, buildings insurance and administrative costs.

Yearly reserve fund of £185.07 covers 12 months from 01/04/16 for any long term future maintenance.

Pets: 1 dog, cat or caged bird. Permission from the freeholders management company required for any additional animals.

Approx achievable rent. £550pcm equivalent to 6.6% rental yield for any interested investor landlord.

Council Tax Band: A

Directions

From the Penn Inn roundabout at Newton Abbot take the A380 South Devon Highway to Torquay. Pick up the A3022 Riviera Way passing The Willows retail park on the left. At Lawes Bridge traffic lights continue straight ahead on A3022 passing Asda on the left. Take the next left into Old Woods Hill. At the roundabout continue straight ahead past the cricket field on the left. At the T junction turn right into Lymington Road, take 2nd left into Chatto Road, 1st left into Wrights Lane, 1st right into Haslam Rd continuing to Haslam Court.

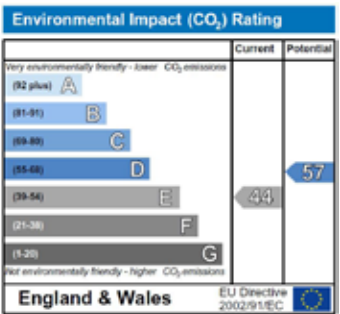
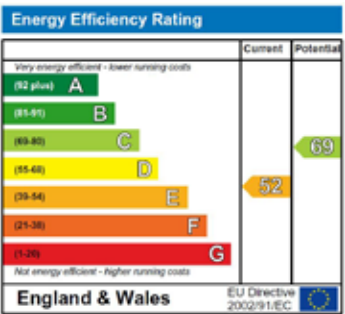
Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 456 SQ.FT. (42.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate

Full report available on request



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