



NO CHAIN! A spacious one bedroom flat in the desirable location of the Warberries in Torquay. Benefitting from a garage and residents parking, this property is perfect for a first time buy or those looking to retire to the seaside. The property is well presented throughout and has sea views across to Paignton.

Middle Warberry Road | Torquay | TQ1 1SH



thoroughly good property agents



PROPERTY TYPE

Ground Floor Apartment



SIZE

323 sq ft



LOCATION

Devon



AGE

1980s to 1990s



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Communal Garden



EPC RATING

D



COUNCIL TAX BAND

A



in a nutshell...

- Sought After Location
- One Bedroom With Fitted Storage
- Sea Views
- Well Presented Throughout
- Communal Gardens
- Walking Distance to Town Centre
- Ideal First Time Buy Or Investment
- Garage & Residents Parking
- 999 Year Lease From 1982





the details...

An opportunity to purchase an excellent, one bedroom, ground floor apartment with a sea view, a garage and parking, located in Sorrento, a block of purpose-built apartments, in the sought-after Warberry area of Torquay.

This fabulous ground-floor apartment is well-presented throughout with light and neutral décor and feels warm and welcoming with community central heating and double-glazing.

The apartment comprises an entrance hallway, a modern fitted kitchen with plenty of worktop and cupboard space, a sink, a fan-oven and ceramic hob, plenty of space for white goods and a cupboard containing the hot water cylinder. It is semi-open plan to the decent sized living room that has a wonderful view of the gardens and sea beyond. A double bedroom has the same wonderful sea view and a built-in wardrobe, and a bathroom containing a bath with a shower over, a WC, a basin, and a chrome heated towel rail completes the accommodation.

Outside, there are beautifully maintained communal gardens, a single garage in a block and additional parking in the residents' parking area.

Agents Notes (All Information Is Subject To Legal Verification)

Tenure – Leasehold (999 years from 24 June 1982)

Annual Ground Rent of £15

Annual Service Charge of £2520, payable to Crown Property Management. This is inclusive of water and gas as well as building insurance and maintenance of communal areas.

No Holiday Lets, Pets with Permission

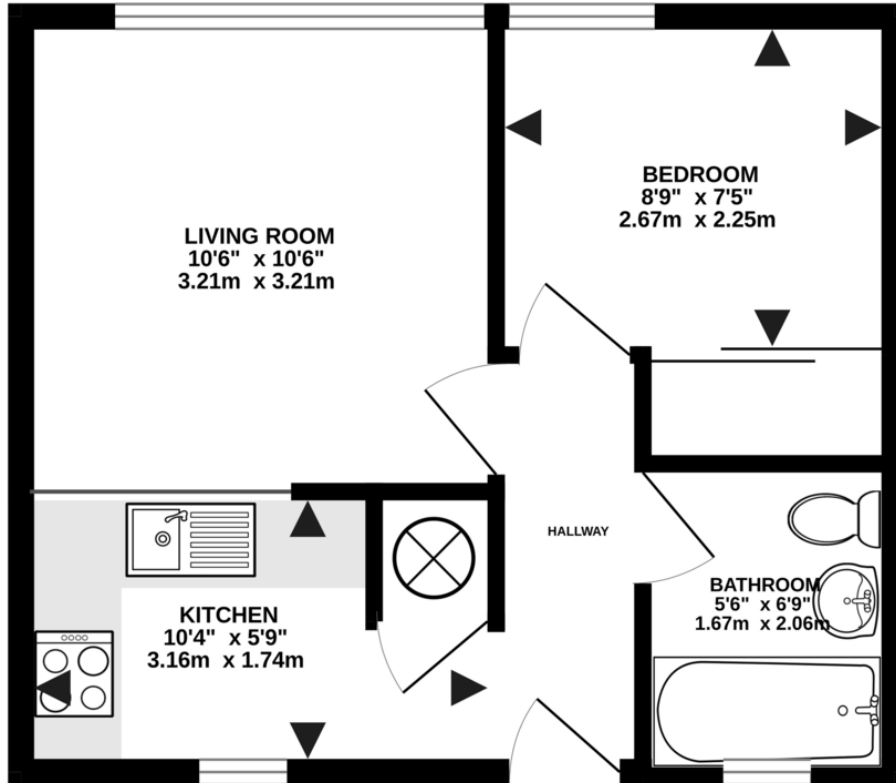
Council Tax Band - A

EPC - D



the floorplan...

GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 335 sq.ft. (31.1 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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the location...

Travel

Sorrento, Middle Warberry Road
0.03 mi • Bus stop or station

Bingfield Close
0.05 mi • Bus stop or station

Torquay Rail Station
1.10 mi • Train station

Schools
Warberry Cofe Academy
0.24mi • Nursery

Ellacombe Church Of England Academy
0.55mi • Nursery

All Saints Babbacombe Cofe Primary School
0.55mi • Primary

Please check Google maps for exact distances and travel times.

Property postcode: **TQ1 1SH**



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