



8 The Old Print Works

Braddons Hill Road West, Torquay, Devon, TQ1 1BA



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**A Spacious Penthouse Apartment Ideally Located in the Heart of Torquay Town Centre
2 Double Bedrooms, One with Access to Private Balcony
Rare Allocated Parking Space in Town Centre
Good Size Lounge/Dining Room onto Private Balcony
Gated & Secure Residence. uPVC Double Glazing, Gas C.H.
Ideal for Letting Investment**

DESCRIPTION

A perfect opportunity for anyone looking to own a spacious apartment located in the heart of Torquay Town Centre with an abundant range of amenities to hand.

Being perfect as a lock up and leave 2nd Home or indeed for First Time Buyers looking to take their first steps on the property ladder, this spacious home offers well proportioned accommodation in a secure and private residential location. It also features a private balcony which overlooks the Fleet Walk Shopping area plus has a much sought after allocated parking space.

Being directly situated on a variety of bus main routes, access to the surrounding areas of Paignton & Brixham is a simple commute, including drop offs to the train & coach stations which will lead on to all of Devon's towns and villages.

Ref No: 4737

£180,000 Leasehold

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MAIN ACCOMMODATION COMPRISES:-

Timber front door opening to:-

ENTRANCE LOBBY

Good size area with ceramic tiled floor. Access to loft space. Smoke detector. Electric fuse box. Door entry system. Doors of to:-

LOUNGE DINING ROOM

19' 5" x 12' 11" (5.93m x 3.94m)

Tilt and turn uPVC double glazed windows to side plus patio doors onto a good size balcony area. Two radiators with thermostat. Coved ceiling. Central heating wall thermostat and controller. Archway through to:-

KITCHEN

10' 10" x 6' 11" (3.31m x 2.1m)

Range of fitted base and eye level cupboards to 2 walls with contrasting work surfaces, inset 1½ bowl stainless steel sink unit and tiled splashbacks. Built-in electric oven, gas hob and extractor over. Wall mounted Combi gas boiler for domestic hot water and central heating system. Space for an upright fridge freezer. uPVC double glazed window.

BEDROOM 1

10' 10" x 7' 10" (3.31m x 2.39m)

Window overlooking courtyard area. Wardrobe recess. Radiator with thermostat. Coved ceiling.

BEDROOM 2

11' 8" x 10' 4" (3.56m x 3.16m)

Sliding patio doors onto a private balcony area. Radiator with thermostat. Coved ceiling.

BATHROOM

Panelled bath with tiled surround and thermostatic shower mixer attachment with rail and shower head. Pedestal wash hand basin. WC. Extractor. Shaver/light unit. Radiator. Ceramic tiled floor.

GENERAL INFORMATION

TENURE

The apartment is held on a 999 year lease from 1st January 2014.

SERVICE CHARGE

£500 per annum.

COUNCIL TAX BAND A

EPC AWAITED

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

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