

20 Homequay House (Torquay)

Falkland Road, Torquay, Devon, TQ2 5LU



PRICE: Guide Price £100,000

Lease: 99 years from 1982

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITH BALCONY AND SEA GLIMPSES Homequay House was constructed by McCarthy & Stone (Developments) Ltd and comprises 38 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. Each property comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

Residents' lounge
Communal Laundry
Many flats have views over Torbay/balcony
Minimum Age 60
Lift to all floors

Guest Suite
Development Manager
Lease 99 years from 1982



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 45.0 m² (485 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		For Financial Year Ending:	
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			
For Financial Year Ending:		31/08/2025	
Annual Ground Rent:		£765.72	
Ground Rent Period Review:		2045	
Annual Service Charge:		£4,419.54	
Council Tax Band:		B	
Event Fees:		1.00 Transfer 0.00 Contingency	

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.