



Lower Warberry Road, Torquay, TQ1 1TR

Located in the popular area of the Warberries and within close proximity to local shops, schools and transport links is this well presented third floor two bedroom apartment. The property is on a bus route and only a short distance away from the shops and cafes in Wellswood village or Torquay harbour front. The beautifully kept accommodation comprises a dining area, dual aspect lounge, kitchen, shower room and two double bedrooms with one of the bedrooms accompanied by an en suite. The property has a wonderful private balcony that enjoys a sea view along with allocated secure off road parking. Within the apartment complex is further off road parking for residents and guests along with stunning communal gardens. The property offers a ready to move in finish with plenty of storage space. A viewing is highly recommend so you can see for yourself everything this property has to offer within this highly sought after location.

Offers Over £250,000

- TWO DOUBLE BEDROOMS
- WELL PRESENTED
- SECURE ALLOCATED PARKING
- BALCONY
- COMMUNAL GARDENS
- PLENTY OF STORAGE

Communal Entrance

Communal doors to the front aspect with a modern video security entry system. Carpeted communal hallways with lift and stairs access to all floor. Third floor carpeted communal landing with a private storage cupboard allocated to this apartment with shelved storage space. Private entrance door to:-

Entrance Hallway

A welcoming entrance hallway with carpeted flooring. Built in cupboard providing handy shelved storage space and housing the consumer unit. Ceiling coving and carpeted flooring. Video security entry system. Internal glazed window providing borrowed light from the dining area. Doors to:-

Dining Area - 4.39m x 3.4m (14'4" x 11'1")

A spacious dining area with ample space for a good size dining table. There is also ample space for other furniture or perhaps space to create a home office area perhaps. Carpeted flooring and ceiling coving. Radiator. Internal window providing borrowed light to the hallway along with a double glazed window to the side aspect. Door to the kitchen along with an opening to:-

Lounge - 4.15m x 3.47m (13'7" x 11'4")

A bright and airy dual aspect lounge with a double glazed window to the side aspect along with a double glazed sliding patio door to the rear aspect opening out onto the private balcony and providing a superb distant glimpse of the sea. Ceiling coving and carpeted flooring. Radiator.

Kitchen - 4.32m x 1.99m (14'2" x 6'6")

Fitted with a modern matching range of wall and floor mounted units mounted units comprising cupboards and drawers. Stylish square edge work surfaces with inset one and a half bowl ceramic sink unit with mixer tap. Tiled splash backs along with fully tiled walls. Fitted electric oven and fitted electric hob with concealed fitted cooker hood above. Spaces for a washing machine fridge/ freezer and a slim line dishwasher. Fitted breakfast bar with a surface matching then work surfaces of the rest of the kitchen. Tiled flooring. Radiator. Double glazed window to the side aspect.

Bedroom One - 4.38m x 2.5m (14'4" x 8'2")

A bright and airy double bedroom with a double glazed to the front aspect enjoying an open outlook. Built in wardrobes with sliding mirrors fronted doors comprising a balance of handy hanging and shelved storage space. Ceiling coving and carpeted flooring. Radiator.

Bedroom Two - 3.57m x 3.11m (11'8" x 10'2")

A light and generous double bedroom with a double glazed to the front aspect enjoying a wonderful open outlook. Two sets of built in wardrobes with mirror frosted sliding doors concealing a great amount of hanging and shelving storage space. Ceiling coving and carpeted flooring. Radiator. Door to:-

En Suite

Fitted with a modern, matching three piece white suite comprising a vanity unit consisting a hand wash basin with mixer tap and storage cupboard below, a push button WC with built in system and a panel fronted bath with a mains shower above. Fantastic fully tiled walls and a tiled flooring. Chrome heated towel radiator. Wall mounted mirror with fitted LED lighting and de misting pad.

Shower Room

Fitted with a modern, matching three piece white suite comprising a vanity unit with a hand wash basin with mixer tap and storage cupboard below, push button WC and a walk shower unit with mains shower above. Stylish, mostly tiled walls with a tiled flooring. Chrome heated towel radiator.

Balcony

A great size balcony with a tiled flooring and glass balustrades providing ample space for an outdoor dining set or outdoor seating whilst enjoying a distant sea view and views of the surrounding trees.

Outside

Below the complex is secure allocated parking along with a communal storage room. There is also plenty of extra residents parking to the front of the complex which can also be used by visitors along with well maintained borders planted with lawn and mature shrubbery. At the rear of the property is are large, well cared for communal gardens comprising a large lawned area along with outdoor seating areas and a lovely summer house with sun patio that can be booked by residents. Within the communal gardens there are beautifully planted borders consisting an array of mature plants and shrubbery. There is also a charming wall garden area with a seating area and planted borders.

Of the property Secure underground parking and communal storage room. Further parking at the front for residents and visitors. Storage cupboard on communal landing private for this flat with shelved storage space and electric meters.

Material Information

Leasehold
Approx. 956 years remaining on the lease
Service Charge - Approx. £2,000 per year
Allows pets, NO sub-let or holiday let

Address

Lower Warberry Road, Torquay, TQ1 1TR

Tenure

LEASEHOLD

Council Tax Band

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Contact Details

117 Union Street
Torquay
TQ1 3DW

www.taylorsestates.co.uk

enquiries@taylorsestates.co.uk
01803 201904

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.