



## Torquay

2x 1x

ENERGY RATING E51

- Virtual Tour Available
- Ground Floor Apartment
- 2 Bedrooms
- Lounge & Family Bathroom
- Modern Kitchen
- Views Across Torquay
- Allocated Parking Space
- Communal Gardens

**Guide Price:**  
**£110,000**  
LEASEHOLD

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

This charming ground floor apartment, located within a well-established development, offers a spacious and comfortable living space with views over Torquay. Featuring a welcoming lounge, modern kitchen, two good-sized bedrooms, and a family bathroom, the flat is double-glazed throughout and benefits from night storage heating. Residents will also enjoy access to a communal garden and an allocated parking space, making this an ideal choice for first-time buyers or investors looking for a rental property.

Set in the desirable Upton area, off Lymington Road, this property is perfectly positioned to take advantage of the many nearby amenities and attractions. Within easy reach, you'll find the Plainmoor Shopping area, the St. Marychurch precinct, and the beautiful Babbacombe Downs. Oddicombe Beach is just a short distance away, while Torquay's vibrant town centre and picturesque harbourside are only a few minutes' drive. Enjoy a variety of local shops, trendy restaurants, bistros, and bars, as well as the Torquay Marina, theatre, and the stunning beaches of the English Riviera. Plus, 'The Willows' Shopping Centre is also nearby, providing even more shopping and dining options.

## Accommodation:

The apartment welcomes you through its own private entrance, leading into an L-shaped hallway. The spacious lounge boasts a large window at the front, offering scenic views over Torquay and distant sea glimpses. A slimline night storage heater adds warmth and comfort to this bright and airy space.

The modern kitchen is well-equipped with a range of wall and base units, offering plenty of storage, along with rolled-edge work surfaces and tiled splashbacks. You'll find an inset single drainer sink unit, built-in oven and hob, and space for a fridge and washing machine. The kitchen also enjoys a window to the front, making it light and functional.

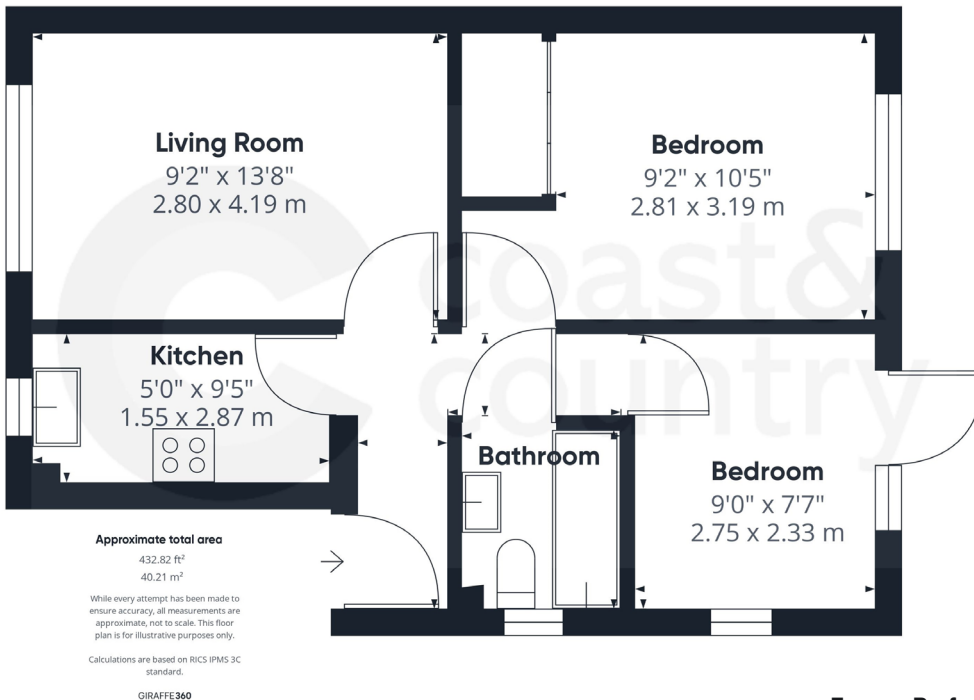
Bedroom one is a comfortable double with a rear-facing window and built-in wardrobe, while bedroom two features a slimline night storage heater, windows to both the side and rear, and a door leading to the rear garden. The bathroom is fitted with a panelled bath and shower over, a rail and curtain, tiling to the surround, a low-level WC, and a pedestal washbasin, with an obscure-glazed window for privacy.

## Outside:

Outside to the front there is a parking area with allocated space and steps leading to front door with a useful storage cupboard, for added convenience. The rear of the property boasts a well-maintained communal garden, which is raised and laid to lawn, offering a pleasant outdoor space with a drying area.

## 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.



## Agents Notes:

Council Tax: Currently Band A  
Tenure: Leasehold  
Lease: 999 years from 1st February 1982  
Service Charge: Currently £1,416.00 per annum  
Review Period: Annually  
Ground Rent: Share of Freehold.  
Mains water. Mains drainage. Mains electricity. Night storage heating.  
This property is currently tenanted.  
Although ground floor, the property is approached over a number of steps.  
Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

The EPC for this property has been ordered and will be added to the details as soon as it is available.

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.