

Kilburn Hall | Torquay | TQ1 1EQ

Asking Price Of £198,000

Conveniently located within access to Torquay harbour is this refurbished ground floor apartment. The accommodation consists of two double bedrooms, open plan lounge/kitchen/diner and bathroom. The property also benefits from allocated parking and a private terrace. Early viewing advised to avoid disappointment.

- REFURBISHED GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- PARKING
- TERRACE
- CHAIN FREE

Entrance - Double glazed door to:-

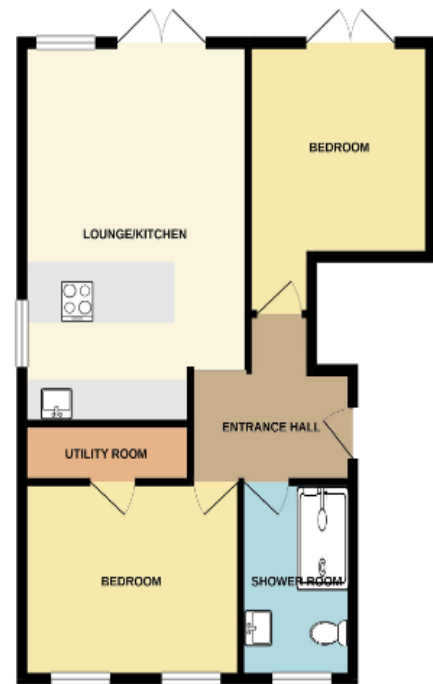
Kitchen - Fitted with a matching range of base mounted units and drawers with roll edged work surface over. Single bowl stainless steel sink unit with mixer tap. Fitted electric oven and hob with cooker hood above. Space for fridge/freezer. Double glazed windows to front and side. Extractor fan. Doorway to:-

Lounge - Double glazed tilt and turn window to front. Airing cupboard housing the hot water cylinder and space for washing machine. Electric heater. Doorway to:-

Inner Hall - Electric meters. Doors to:-

Bedroom One - Double glazed window to front.

GROUND FLOOR



UTILITY ROOM Central heating boiler. Space for washing machine. Light. This room was previously an en-suite and could be put back if required.

BEDROOM TWO 10' 4" x 10' 2" (3.17m x 3.1m) Double glazed patio doors to rear. Radiator.

SHOWER ROOM 9' 8" x 6' 3" (2.958m x 1.906m) Fitted with a modern matching three piece white suite comprising of walk in shower cubicle with mains dual shower, low level WC and wash hand basin with mixer tap set into feature vanity unit. Double glazed window to front. Radiator. Tiled walls.

OUTSIDE To the rear of the property is a private terrace which is paved for ease of maintenance. To the front is a allocated parking space. The property backs onto the beautiful Torwood Gardens and from there it is easy access into the harbour.

MATERIAL INFORMATION Tenure: Leasehold Approx 979 remaining EPC Rating: C Council Tax Band: B Service Charge: £795 approx. per annum Ground Rent: TBC

Address - Kilburn Hall, Torwood Gardens Road, Torquay, TQ1 1EQ

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating 'C'

Contact Details

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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.