



## The Old Albert | Torquay | TQ1 4RQ

COMING SOON!!

A well appointed two bedroomed ground floor flat located towards the outskirts of St.Mary Church with all the amenities of St.Mary Church precinct to hand. Torquay town centre is only a five minute drive away and the seafront and harbour with its water sports and boating facilities, a little further. The property has been newly renovated over 2023/24 and offers a spacious lounge/kitchen/dining with the kitchen area fitted with a range of light grey contemporary units with built-in oven, induction hob, dishwasher and cooker hood. There are two double bedrooms, one with a dressing room/office off plus there is a stunning modern wet room style shower room. The property is in ready to move into condition complete with double glazing, central heating and floor coverings. No onward chain. Early viewing recommended.

Asking Price Of £175,000

- GROUND FLOOR FLAT
- TWO BEDROOMS
- NEWLY RENOVATED
- DOUBLE GLAZING AND CENTRAL HEATING
- VACANT
- MODERN FINISH

Entrance Lobby - Double glazed front door.  
Glazed inner door leading to:-

Lounge/Diner/Kitchen - 8.3m x 4.1m (27'2" x 13'5") at widest points - There is a spacious lounge area with ample power points and digital thermostat for central heating. Radiator. The dining area would easily accommodate a 4-6 seater table and chairs and this is open to the kitchen. Fitted with a modern range of light grey wall and base units with low profile, marble effect countertops. There is a range of built-in appliances including an electric glass induction hob with matching oven/grill below with stainless steel splashback and contemporary cooker hood over. A white composite single drainer sink unit with chrome mixer/spray tap over. Plumbing for washing machine. Space for fridge freezer. Large double glazed window to the front.

Bedroom Two - 3m x 2.8m (9'10" x 9'2") at widest points in regular shaped room. A smaller double or generous single, having ample power points, radiator and double glazed window. An open arch lead to a dressing/office area measuring approximately 2.2 m x 1.2 m and has a light and double power point.



Inner Hallway - Useful, built-in storage cupboard, ideal for vacuum cleaners, ironing boards etc. Glow-worm Compact, digital central heating boiler.

Bedroom One - 3.5m x 3.5m (11'5" x 11'5") at widest points in regular shaped room - A large double room with dual aspect, double glazed windows, ample power points and central heating radiator.

Shower Room - A well appointed shower room with spacious walk-in shower area with mains fed, chrome shower unit with oversized showerhead and body spray and stainless steel centre drain. Wall mounted vanity unit with recessed wash hand basin and chrome mixer tap over along with vanity mirror and shelf. Close coupled WC with dual flush. The majority of walling is tiled as is the floor in a marble/stone effect finish. Double glazed window, graphite grey towel rail/radiator. Spotlights to ceiling.

Material Information  
Leasehold,  
999 years with share of freehold.  
Service Charge TBA

Note: The cupboard within the entrance hallway houses the electricity meters, and the main electricity supply for both flats. There is an easement to allow access in an emergency to this electricity supply.

Address 'The Old Albert, 32A Havelock Road, Torquay, TQ1 4RQ '

Tenure 'Leasehold'

Council Tax Band 'TBC'

EPC Rating 'C'

### Contact Details

117 Union Street  
Torquay  
Torbay  
TQ1 3DW

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)  
[info@taylorsestates.co.uk](mailto:info@taylorsestates.co.uk)

[info@taylorsestates.co.uk](mailto:info@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.