



## Ridgeway Heights | Torquay | TQ1 2ND

Asking Price Of £218,250

A two bed upper floor apartment with stunning town and sea views is what we have here being offered CHAIN FREE! This beautiful apartment has a stunning modern kitchen with built in oven, hob, fridge freezer and dish washer, a good sized lounge which unusually offers dual sea views across Torbay from both the balcony and side window! There is also a white bathroom suite and separate W/C plus two large double bedrooms. Communal gardens are available for the residents plus an allocated parking space/garage and unrestricted road parking. Book early to view this apartment and its amazing town and sea views.

- STUNNING SEA VIEWS
- BALCONY
- 2 DOUBLE BEDROOMS
- MODERN KITCHEN
- NO CHAIN

Communal Lift - Lift or stairs to all floors. Private front door to:-

Hallway - Tastefully decorated with built in cupboard. Radiator.

Lounge/Diner - 5.69m x 3.6m (18'11" x 11'11") max - A superb spacious room having a radiator and tv point. Uniquely there is a dual aspect sea views with a double glazing side window looking out towards Babbacombe and from the patio doors and balcony are some amazing town and sea views over Torquay town centre across the sea to Corbyn's head.

Sun Balcony - This private balcony is perfect to dine out on or take in the breath taking sea views on a summers evening.

Kitchen - 3.6m x 2.3m (11'9" x 7'6") Fitted with an excellent range of stylish matte grey wall and base mounted units with integrated dish washer. Washing machine and fridge freezer available plus built in glass hob, matching oven and cooker hood oven. Double glazed window enjoying sea views. Woof effect flooring.

## Address

'Ridgeway Heights, Ridgeway Road,  
Torquay, TQ1 2<sup>ND</sup>'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating 'TBC'

## Contact Details

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Bedroom One - 3.6m x 3.5m (11'9" x 11'5") A large double room with built in wardrobe and double glazed window. Radiator.

Bedroom Two - 3.6m x 3m (11'9" x 9'10") Another good sized double with built in wardrobe. Radiator.

Bathroom - Fitted with a white suite comprising bath with shower and glass splash screen over. Vanity unit with recessed sink, wall tiling, double glazed window, cupboard. Chrome heated towel rail.

Garden - For use by all residents.

Parking - A selection of under cover and open parking bays are provided at an additional charge subject to availability. On road parking is available also.

Clothes Drying Area

Bin Store

**MATERIAL INFORMATION.** Tenue - Leasehold, Length of lease remaining - Approx 140 years. Service charge - Approx £1144.00 Per quarter. Which includes... Building Insurance, Gardening, Water, heating and general upkeep of building.

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.