



## Albert Court | Torquay | TQ1 3AH

Offers Over £140,000

Located in the heart of Torquay town centre and is convenient for all the shops, restaurants harbour and beach areas is this two bedroom third floor flat tucked away in a quiet position within the building. This light and airy property offers a good sized open plan kitchen/lounge with the kitchen having a built-in oven and hob and a range of Shaker style wall and base units. There are two good size double bedrooms plus a large bathroom with white suite having a bath with shower over, all with double glazing and gas central heating. This property is located at the end of the building and therefore has no passing neighbours and use of a balcony area with a pleasant outlook. There is a lift and staircase to all floors plus there is an allocated parking space all of which is access to via a secure gated entrance. Early Viewing is strongly recommended.

- TWO BED FLAT
- 3RD FLOOR
- DOUBLE GLAZING AND CENTRAL HEATING
- MODERN KITCHEN
- PARKING

Central arched driveway with electronic gates lead to the development. Lift or stairs to 3rd floor.

Hallway - Double glazed front door. Entry intercom. Radiator.

Lounge/Kitchen –  
Lounge area 4.0 m x 3.6 m ( 13'1" in x 11'9 ) at widest points. A good sized lounge with large double glazed window to the front enjoying an open outlook. TV point. Radiator. Open to:-

Kitchen area - 2.4 m x 2.1 m ( 7'10" x 6'10" ) at widest points. Fitted with a range of cream Shaker style wall and base units with black work surfaces over. Built in stainless steel gas hob with matching cooker hood over and oven below. Plumbing for washing machine, space for upright fridge freezer. Metro tiling to the walls and spotlights to the ceiling.

Bedroom One - 4m x 3.4m (13'1" x 11'1") at widest points. A generous double bedroom having a double glazed window and radiator with pleasant outlook to the front aspect.



Bedroom Two - 3.7m x 3.3m (12'1" x 10'9") at widest points. Again, a generous double bedroom with double glazed window and a pleasant open outlook. Radiator. Built in cupboard housing Alpha gas boiler for central heating and hot water.

Bathroom - A large bathroom with a modern white suit comprising panelled bath with Bristan mains shower fitment over and glass splash screen. Pedestal wash hand basin and matching close couple WC with dual flush. Tiled walls. Double glazed window. Chrome ladder radiator. Spotlights to ceiling.

Outside - Due to the location of this property being at the end of the building the balcony approach is used by the current owners for sitting out on warm evenings and enjoying the cliff and open aspect. Whilst this area does not belong to the flat and is communal it is not used by other residents.

Parking - There is an allocated parking space within the car park.

Material information Leasehold Approximately 116 years remain.

Service charge £1344 per year

Ground rent £150 per year

Review dates for the above charges are yet to be confirmed.

Address 'Albert Court, Market Street,  
Torquay, TQ1 3AH'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating 'D'

### 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)

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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.