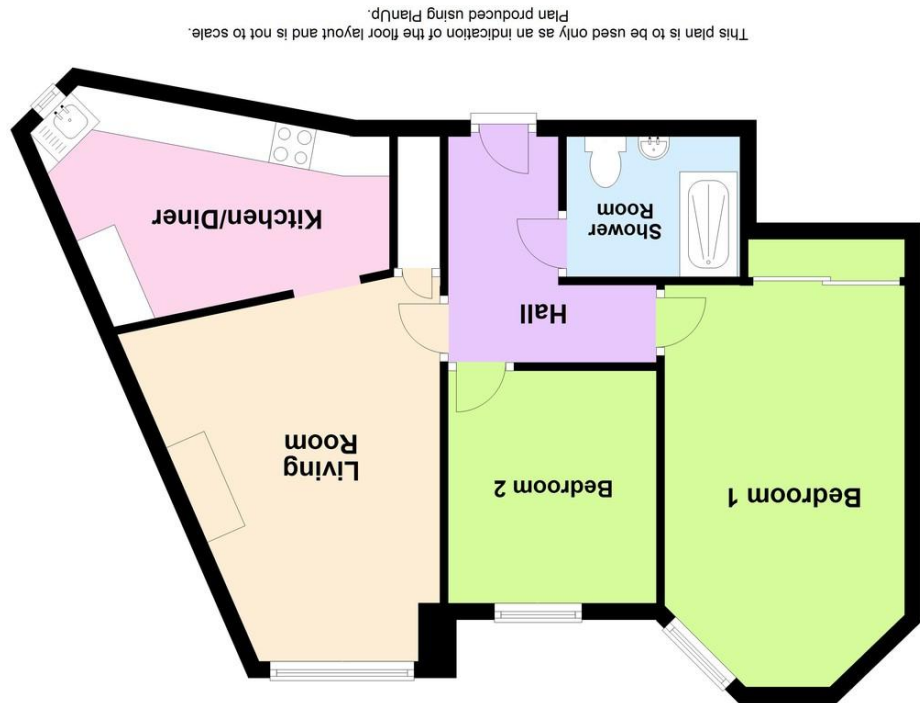




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Retirement Apartment

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35 TOR HAVEN, ABBEY ROAD, TORQUAY, TQ2 5NB **£84,950 LEASEHOLD**

A very well presented Fourth Floor retirement apartment at Tor Haven in Torquay having the advantage of a quiet aspect to the rear of the building. Accommodation briefly comprises; Communal Hallway with Lift to all floors, Hallway, 2 Double Bedrooms, Good Sized Living Room, Kitchen/Diner and Bathroom. There is a communal residents lounge. Ideal for access to all of the Shops, Amenities and facilities of the town centre which are right on your doorstep. Being sold with NO ONWARD CHAIN!



35 TOR HAVEN

Well Presented Apartment | Quiet Aspect to the Rear of the Building | 2 Bedrooms | Good Sized Living Room | Kitchen | Bathroom | Lift & Stairs to all Floors | Communal Lounge Areas | Right In The Town Centre | NO ONWARDS CHAIN



COMMUNAL ENTRANCE

Communal entrance with door entry system. Well presented communal lounge area and other facilities. Lift and stairs rising to all floors.

ACCOMMODATION

Front door with security peephole leads to :-

ENTRANCE HALLWAY

Door entry system and emergency pull cord. Electric fuses.

LIVING ROOM

17' 1" x 13' 10" (5.21m x 4.22m) An irregularly shaped room. UPVC double glazed window to the rear of the building. TV point. Electric coal effect fire with fireplace surround and marble hearth. Airing cupboard. Wall lights. Arch to;

KITCHEN

14' 2" Max x 7' 10" Max (4.34m x 2.39m) Irregular shaped room. A range of wall and base units with roll edge worktops and tiled surrounds. Sink/drain with mixer tap. UPVC double glazed window. Electric oven. Microwave. Wood effect flooring. Fold-up dining table. Space for fridge freezer, washing machine and dryer. Four ring electric hob with hood over. Under unit lights. Dimplex wall heater.

BEDROOM 1

18' 0" x 8' 6" (5.51m x 2.61m) A double room. UPVC double glazed window to the rear of the building. Built in wardrobe with sliding mirror fronts. Wall lights.

BEDROOM 2

9' 1" x 8' 2" (2.77m x 2.49m) A double room. UPVC double glazed window to the rear.

SHOWER ROOM

6' 11" x 5' 6" (2.11m x 1.70m) Low level WC. Pedestal wash hand basin. Fully glazed width shower cubicle with fitted shower. Fully tiled walls. Vanity cupboard. Large fixed wall mirror. Integral lighting. Extractor fan. Wood effect flooring. Emergency pull cord.

FURTHER INFORMATION

Leasehold 125 years from 1988 and you own a share of the Freehold with all the other Leaseholders. Current Service charges for 2021 are £2150.66. A Parking space may be available on a first come first serve basis. If you do secure one then the Service Charge rises an extra £200 per annum.

Information from Housingcare.org:

Retirement/Assisted Living Development.

50 flats. Built in 1989. Sizes 1 bedroom, 2 bedroom.

Includes mobility and wheelchair standard properties.

Resident management staff (part time) and community alarm service.

lift, lounge and guest facilities.

Access to site easy, but less so for less mobile people.

Distances: bus stop 50 yards; shop 20 yards; town centre 20 yards; GP 100 yards.

Weekly Social Activities include: regular coffee mornings, special events, etc., organised by manager, residents (post covid).

New residents accepted from 60 years of age. Both cats & dogs generally accepted, but not to be replaced

Tenure(s): Freehold with Leasehold granted.

35 TOR HAVEN



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