

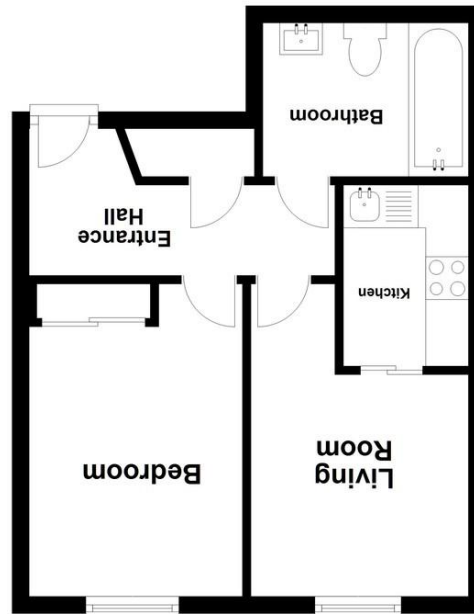


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



This plan is to be used only as an indication of the floor layout and is not to scale.  
 Plan produced using PlanUp.



Ground Floor Stratheden Court

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**2 STRATHEDEN COURT**  
**TORQUAY, TQ1 3BY**

**£72,000**  
**LEASEHOLD**

A beautifully presented, fully modernised Ground Floor Retirement apartment - Situated in a convenient location just a short walk from Torquay town centre Accommodation comprises a good sized Bedroom, Living room, refitted modern Kitchen, Hallway and refitted modern Bathroom. Lift service to all floors. This block also benefits from a roof terrace with open views, residents lounge and a communal laundry room. CHAIN FREE EARLY INTERNAL VIEWING IS ADVISED.



## 2 STRATHEDEN COURT

G/Floor Retirement Apartment | Good  
Sized Bedroom | Lounge | Refitted  
Kitchen | Refitted Bathroom | Electric  
Heating | Double Glazing | Residents  
Lounge | Communal Roof Terrace |  
NO ONWARD CHAIN



### COMMUNAL ENTRANCE

Covered entrance with security door entry system into the communal entrance hall with stairs and

lifts to all floors. Door into:-

### ENTRANCE HALL

11' 9" x 5' 0" (3.596m x 1.539m) Wall mounted electric panel heater. Door entry phone system. Airing cupboard housing the factory lagged cylinder and slatted shelving. Internet point. Smoke Alarm. Emergency cord system. Doors to:-

### LOUNGE/DINER

11' 11" x 9' 6" (3.645m x 2.899m) Double glazed tilt and turn window overlooking the communal gardens with fitted blinds. Wall mounted electric panel heater. TV Point. Phone point. Living flame effect electric fire. Sliding door into:-

### KITCHEN

6' 11" x 5' 6" (2.1199m x 1.7m) Fitted with a extensive range of modern wall and floor mounted units with contrasting wood block effect work surfaces and complimentary tiled splash backs. Over and under unit lighting. Single bowl circular sink unit with swan and neck mixer tap over. Integrated electric oven/microwave/grill with hob and cooker hood over. Integrated fridge freezer. Chromed electric towel rail.

### BEDROOM

20' 0" x 8' 2" (6.1m x 2.5m) Double glazed window overlooking the communal garden with fitted window blinds. Fitted double wardrobe with mirrored sliding doors. Vanity unit and bed side table.

### BATHROOM

7' 10" x 5' 11" (2.396m x 1.806m) Refitted with a modern matching three piece white suit comprising panelled bath with mixer tap, electric shower over and glazed shower screen. Low level WC. Pedestal wash hand basin with mixer tap, Illuminated mirror above. Sparkle tiled flooring. Chromed ladder style electric radiator. Automatic sensor lighting and extractor fan.

### COMMUNAL FACILITIES

Within the building there is a residents lounge, lift service to all floors and a communal laundry. To the rear of the property there are communal gardens which are paved for ease of maintenance with raised flower bed borders and a roof terrace enjoying open views across the Town Centre. Within the building there is a residence lounge, laundry room and roof terrace.

### AGENTS NOTES

The property is leasehold we are told it is 103 years. We are told the current ground rent is £200 per year and the current service charge is to be confirmed. It is Council Tax band A. We have been told recently had electrics fitted.

## 2 STRATHEDEN COURT



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