

PICTURE OF THE WHOLE BUILDING



FLAT 8, AVENUE LODGE, FALKLAND ROAD, TORQUAY, TQ2 5JP
ASKING PRICE £115,000 LEASEHOLD

Pincombe's
estate agents

A Ground Level Apartment situated close to the Sea Front, Beach and the vast green open space of Torre Abbey Meadows which are about a 5 minute walk away. A small community of local shops including Café, Butcher's, Patisserie/Bakery, Art Gallery, plus specialist shops can be found in Lucius Street, situated a couple of minutes from the property.

The Apartment is ideally suited to Applicants wishing to live within an easy commutable distance to Torquay town, with the added benefit of a being a few minutes away from the sea front area. The accommodation comprises Hall, Open plan Lounge & Kitchen/Diner, 2 Bedrooms and Bathroom. Outside, there is an allocated Parking space for the Apartment.



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THE ACCOMMODATION COMPRISES:

GROUND LEVEL Wooden door into: **HALLWAY**

OPEN PLAN LOUNGE & KITCHEN/DINING AREA 19'1" x 9'10" (5.82m x 3.00m) **LOUNGE AREA** - UPVC double glazed window to rear. Modern wall hung fire. T.V. aerial point. Through to: **KITCHEN/DINER** - Comprising black worktops with inset stainless steel sink, drainer unit. Light coloured double storage cupboard providing storage and matching eye-level cupboards. Tiled surrounds. Built-in Indesit hob with tiled splashback and extractor hood over. Built-in Indesit oven. Plumbing and space for washing machine. Space for fridge/freezer. Black worktop forming a Breakfast bar area with storage cupboard beneath and space for stools. UPVC double glazed window to rear.

BEDROOM 1 8'11" x 7'10" (2.72m x 2.39m) plus recess UPVC double glazed window to front. Panel heater. Built-in wardrobe with mirror fronted doors.

BEDROOM 2 9'9" x 6'8" (2.97m x 2.03m) UPVC double glazed window to front. Panel heater. Deep alcove.

BATHROOM Comprising panelled bath with shower over, tiled worktop with inset wash basin, tiled surround and light/shaver point above. Low level W.C. Obscure double glazed window to rear. Extractor fan. Built-in cupboard housing the copper cylinder.

OUTSIDE There is an Allocated Parking Space for Apartment number 8.



ADDITIONAL INFORMATION

TENURE – Leasehold, 961 YEARS REMAINING

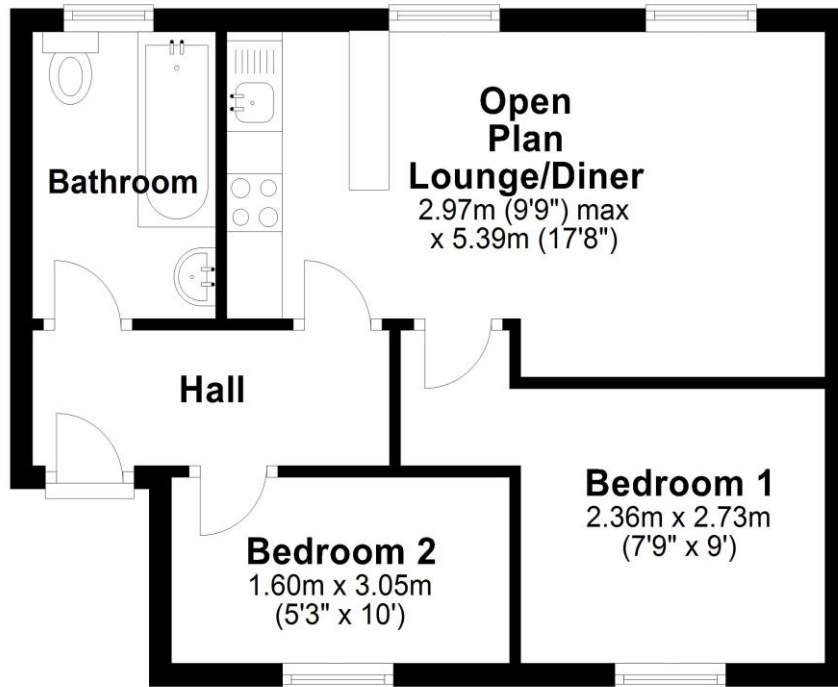
SERVICE CHARGE - £865 per annum

Each Flat Owner owns an equal share of the Freehold

COUNCIL TAX BAND - A

Ground Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



Total area: approx. 36.7 sq. metres (394.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	36 F	
1-20	G		