



Flat 6 Fleet Court

Fleet Street, Torquay, Devon, TQ1 1DR



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**First Floor Apartment in Torquay Town Centre
Presented in Good Condition, Lift to All Floors
Two Bedrooms & Open Plan Lounge/Kitchen
Walking Distance to all Local Amenities
Ideal For First Time Buyers & Investors, or Those Looking to Downsize**

LOCATION

Fleet Court is centrally located within Torquay Town Centre with all local amenities close to hand to include Tesco Express on the ground floor, high street shops, bars, coffee shops and restaurants with Torquay Harbour being a short flat walk away.

DESCRIPTION

Flat 6 is a first floor two bedroom apartment available with vacant possession and is an ideal opportunity for a first time purchaser to get on the property ladder or as a buy to let purchase for investors, or for those looking to downsize.

The property is accessed via a secure entrance with video entry system and benefits from a lift service to all floors. The apartment is fitted with a modern electric heating & hot water system, and the bedrooms are fitted with secondary uPVC double glazing.

The layout consists of spacious hall leading to open plan lounge/kitchen, two bedrooms and fully fitted bathroom. The lounge and bedrooms overlook Fleet Walk and the kitchen is fitted with gas hob and oven with extractor hood, under counter fridge and washing machine.

Ref No: 5155

£105,000 Leasehold

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The Premise Consists:-

COMMUNAL ENTRANCE

Accessed off Fleet Walk, security door opening into the entrance foyer housing the mailboxes for the individual apartments. Leading through to the lift and communal stairs.

APARTMENT 6

Front door opening into:-

HALLWAY

Newly decorated and with wood effect laminate flooring, ceiling spotlights, wall mounted security entry phone system and store cupboard with electric heating & hot water system.

OPEN PLAN LOUNGE/KITCHEN

14' 9" x 9' 6" (4.50m x 2.90m)

Newly decorated and with wood effect laminate flooring, ceiling spotlights. Timber framed sash window with front aspect and wall mounted radiator, TV and electric points.

RECESSED KITCHEN

9' 6" x 4' 11" (2.90m x 1.50m)

With floor & wall mounted cupboards, inset sink with drainer & mixer tap, inset 4 ring gas hob with oven under, extractor hood, under counter fridge freezer and washing machine.

BEDROOM ONE

12' 5" x 10' 9" (3.78m x 3.28m)

Timber framed sash windows with secondary uPVC double glazing, carpet, ceiling spotlights and wall mounted radiator. Recessed area perfect for dressing table, wardrobe or desk. Power points.

BEDROOM TWO

9' 10" x 9' 10" (3.00m x 3.00m)

Timber framed sash windows with secondary uPVC double glazing, carpet, ceiling spotlights and wall mounted radiator. Power points.

BATHROOM

6' 10" x 5' 6" (2.08m x 1.68m)

Full bathroom suite to include:- WC, wash hand basin, bath with shower over and glass shower screen. Wall mounted heated towel rail.

GENERAL INFORMATION

TENURE

Leasehold with a term of 125 years from October 2004. The terms of the lease do not allow pets or holiday rentals; however, the owner can let the apartment on an Assured Shorthold Tenancy Agreement.

SERVICE CHARGE

Currently £1,098 x 6 monthly. The charge covers the maintenance & servicing of the communal areas, fire alarm system and lift, external window cleaning, refuse collection and includes the ground rent and buildings insurance premium.

UTILITIES

The apartment is connected to mains drainage, water, electricity and gas.

COUNCIL TAX BAND B

EPC RATING C

VIEWINGS

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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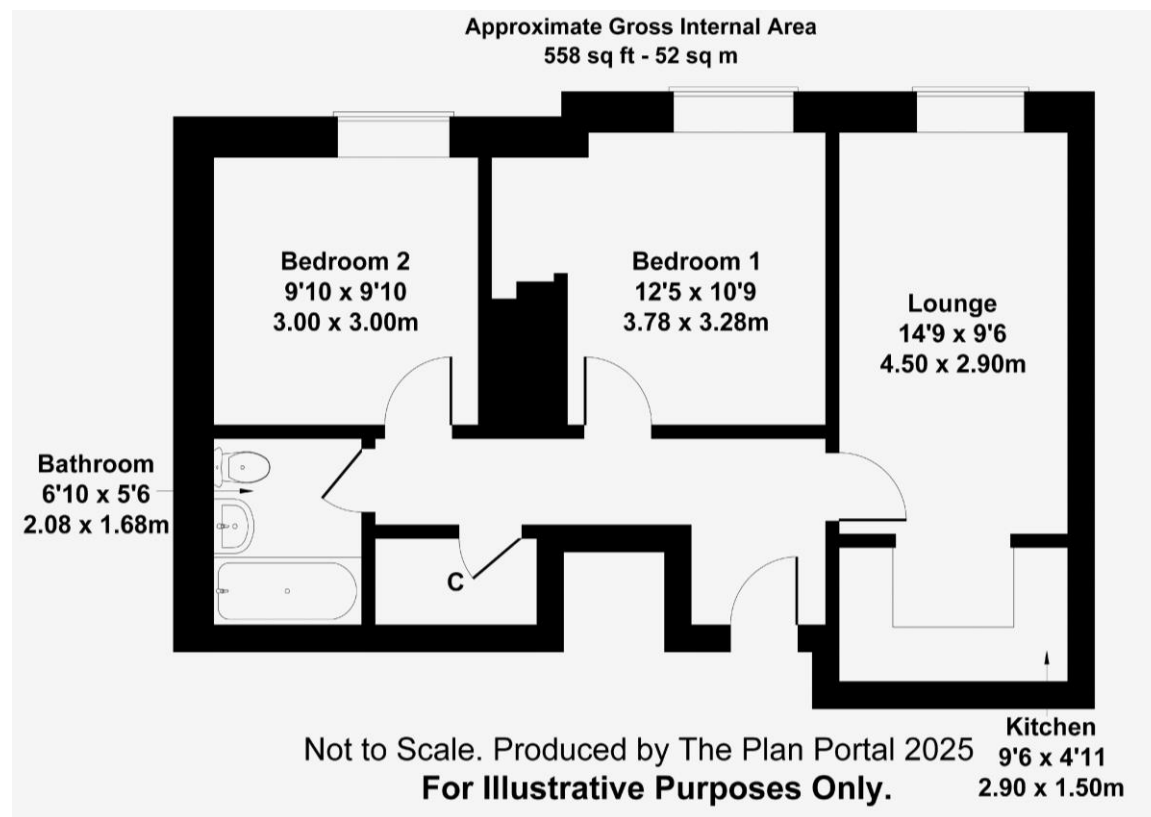
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