



# Flat 12 Kingsdale Court

St. Lukes Road North, Torquay, Devon, TQ2 5YG



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**Exceptional Apartment for Over 55s with Panoramic Views  
Two Bedroom First Floor Apartment Close to Amenities  
Private Balcony Overlooking the Harbour & The Bay  
Lift Access to All Floors, Allocated & Visitors' Parking  
Secure Development with Intercom Entry**

## DESCRIPTION

Positioned in one of Torquay's most desirable residential locations, this superb two-bedroom apartment forms part of Kingsdale Court, a purpose-built development exclusively for residents over the age of 55.

The apartment is set within a secure complex, accessed via automatic barrier and benefitting from an intercom entry system. Communal facilities include a lift to all floors, beautifully maintained gardens, allocated and visitor parking.

Local amenities are close to hand with a bus stop 0.5 mile, a local volunteer bus, town centre & post office 1 mile.

Ref No: 5227

£180,000 Leasehold

Interested in this property?

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The property comprises:-

Communal entrance accessed from the secure car park with automatic door and intercom access system. Communal hall with access to stairs and lift to all floors.

## ENTRANCE HALL

With 2 built-in storage cupboards housing the fuse boards, meters and the hot water system.

## LIVING ROOM

A bright and airy room with large double-glazed door opening to the balcony enjoying stunning panoramic views across the Warberries, Inner Harbour and across to Berry Head.

## KITCHEN

Fitted with matching base and wall-mounted units, the kitchen includes an integrated oven, induction hob, extractor and stainless steel sink. Views across to the Warberries providing a picturesque backdrop.

## MASTER BEDROOM

Double room with large double-glazed door opening to the balcony enjoying stunning panoramic views across the Warberries, Inner Harbour and across to Berry Head. Features a 4 door mirrored wardrobe, further storage cupboard and modern en-suite shower room.

## EN-SUITE

Comprising a corner shower with electric shower unit, vanity basin with mirror and storage, WC, heated towel rail, extractor fan.

## DINING ROOM/BEDROOM TWO

A versatile second bedroom with views across to the Warberries. Ideal as a guest room, home office, or hobby space.

## CLOAKROOM

Modern vanity basin with mirror and storage, WC, extractor fan. Previously fitted with a shower cubicle.

## EXTERNAL & COMMUNAL AREAS

Kingsdale Court benefits from beautifully maintained communal gardens providing owners with a peaceful atmosphere in which to enjoy panoramic views across Torbay. Allocated and visitor parking bays.

## GENERAL INFORMATION

### TENURE

Leasehold with a term of 99 years from 1986. Interested parties are advised to take legal & financial advice regarding the remaining term of circa 60 years.

### SERVICES

The apartment is connected to mains water & drainage and electricity.

### SERVICE CHARGE

Service Charge: £3,000 per annum (includes buildings insurance, maintenance of communal areas and gardens, lift servicing, external storage, and undercover parking.

### GROUND RENT

£100 per annum.

### COUNCIL TAX BAND D

### EPC RATING C

### VIEWING

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

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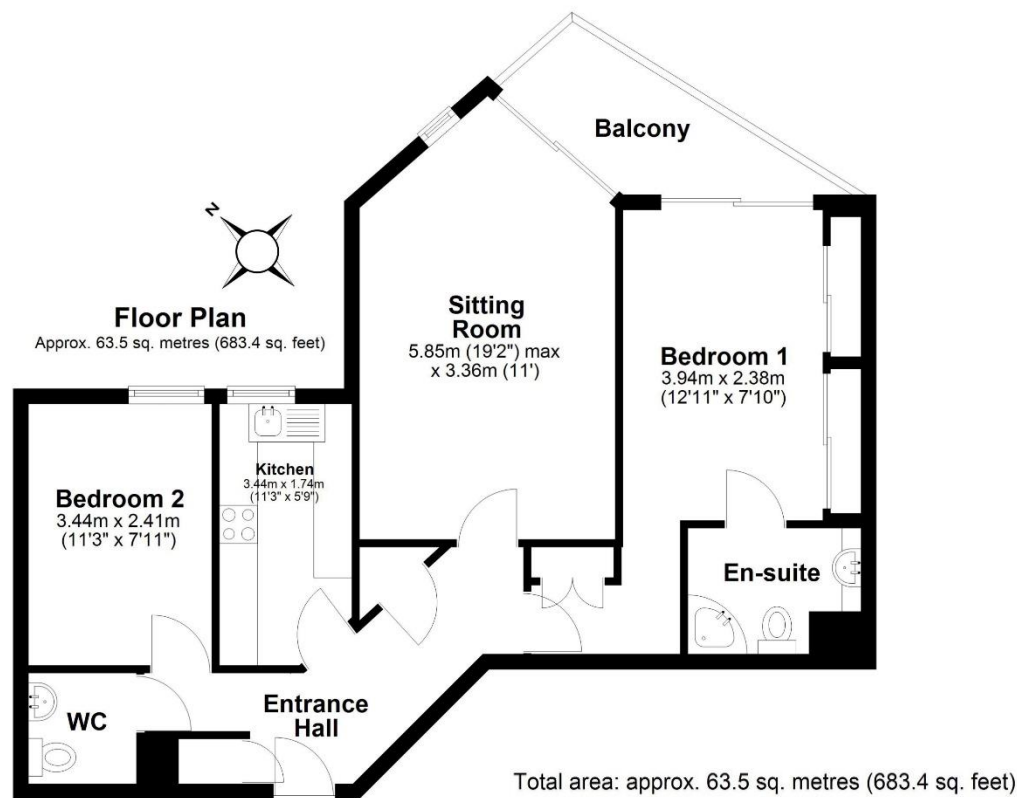


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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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