



WALDON HOUSE

Warning
CCTV
in
operation



25 Waldon House St Lukes Road South
Torquay Devon
£125,000 Leasehold

25 Waldon House St Lukes Road South
Torquay Devon TQ2 5YQ

£125,000



A studio style apartment in a purpose built block with stunning bay views, parking space and communal gardens, perfect for a low maintenance and relaxed lifestyle

Entrance hall ■ Kitchen ■ Living room
Bedroom ■ Shower room
Parking ■ Communal gardens for the residents enjoyment

FOR SALE LEASEHOLD

Apartment 25 is conveniently located to the first floor of Waldon House accessed via a covered stairway from the parking forecourt. The front door opens to the hallway where the kitchen can be found immediately ahead. This room has a window to the front and has been recently refitted with stylish wall and base units, complimentary tiling and countertops. There is an integrated gas hob, double electric oven, under-counter fridge and space and plumbing for a washing machine. Adjacent to the kitchen is the modern shower room with contemporary shower cubicle, basin and WC.

Moving along the hallway the space opens out and the birds eye view of Torquay Marina and Tor Bay becomes apparent. This space was originally an open plan space but has been divided to provide a separate bedroom. It would be a relatively simple job to revert the space to the original layout (subject to the necessary consents) and create an open plan living and sleeping space with enviable views across the harbour and bay to Berry Head and the surrounding area. The bedroom has a built-in cupboard which houses the gas boiler.

The parking area lies to the front of the building where there is an allocated parking space and a communal bin store. From the side of the building steps lead around to the rear where the communal gardens provide an area for relaxation and being south-facing enjoy a good deal of available sunshine throughout the day. These gardens are for the exclusive use of the residents.

POSITION Located within the Belgravia Conservation Area, St Luke's Road encircles the hillside set above the marina where pathways wind down the hill towards the harbour and the beach at Abbey Sands. The facilities of Torquay town, harbour and local buses all within easy reach.

AREA Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by an international marina and a colourful array of shops, galleries and cafes. Restaurants and bars around the waterfront also offer the opportunity to eat and drink al fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

Torquay has many beaches and also hosts world class sailing events and boats can regularly be seen competing in the bay.

COMMUNICATIONS

The excellent communications links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. For destinations further afield there is an international airport at Exeter and a cross-channel ferry service from Plymouth.

CURRENT MAINTENANCE/LENGTH OF LEASE
£1332.00 per annum (including building insurance), remaining period of 120 year lease from 25th December 1984.

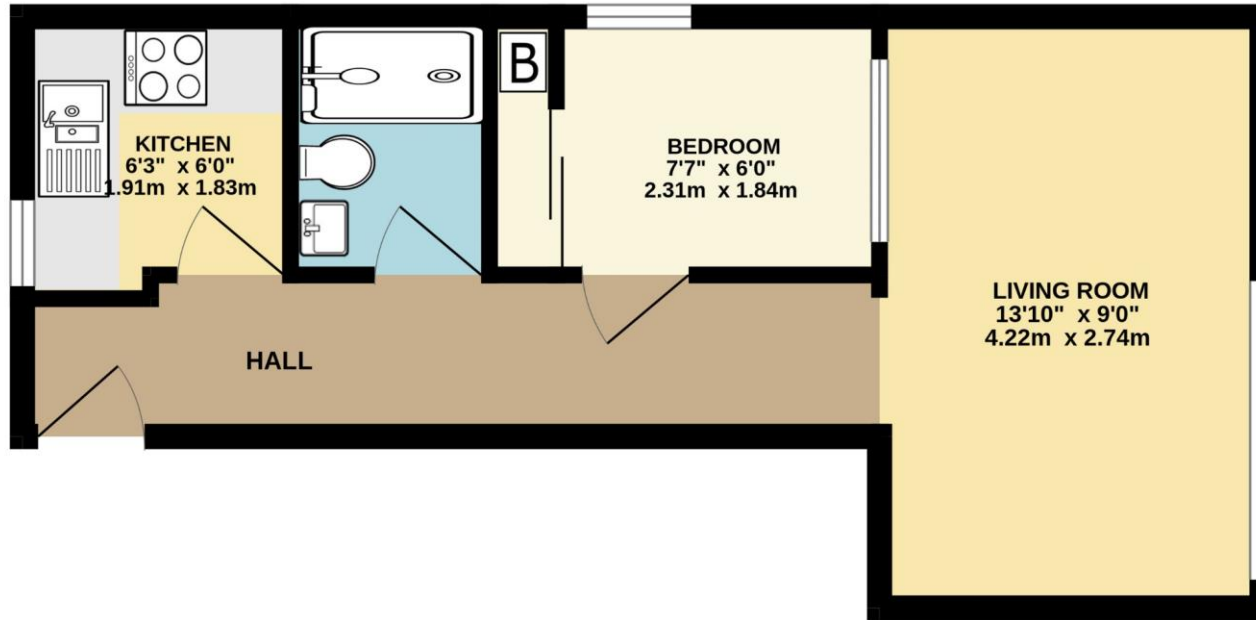
SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating to radiators. **CURRENT PROPERTY TAX** A (Payable 2023/2024 £1,421.83).

VIEWING BY APPOINTMENT ONLY





25 WALDON HOUSE
321 sq.ft. (29.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	77

TOTAL FLOOR AREA : 321 sq.ft. (29.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.