



*Our View "A delightful apartment with parking and private balcony"*

- 📍 Desirable Location
- 📍 Lift and Stairs to all floors
- 📍 Communal secure entrance and Private front door
- 📍 Lounge/Diner with Balcony
- 📍 Kitchen with built-in appliances
- 📍 Bathroom and En-Suite Shower Room
- 📍 Allocated parking space
- 📍 Two Double Bedrooms
- 📍 Close to local amenities
- 📍 Viewing is a Must

**A two double bedroom, 2 bathroom, first floor purpose built apartment, with off road parking, a balcony, lift and stairs to all floors, gas central heating and double glazing.**

A well-presented spacious purpose built 2 double bedroom first floor apartment with balcony and parking. The Foxlands development was built in 2007 and benefits from a lift and stairs to all floor, communal gardens, gas central heating and double glazing. Situated on the level and a short stroll from the popular areas Babbacombe Downs and St Marychurch Precinct where there is a variety of amenities including shops, butcher, cafes, a local bus service, Torquay Golf Course and a variety of primary and secondary schools close by. In addition, Oddicombe Beach and Cary Park are just a short walk away.

The property is approached from St Albans Road via an archway leading to the communal parking area, where there is allocated parking for one vehicle. Stairs and a lift provide access to the first floor with a private front door leading into the apartment.

The entrance hall has a double cupboard housing the heating system with space and plumbing for a washing machine with doors to the principal rooms.

The lounge is a delightful room with UPVC double glazed window and UPVC double glazed French door leading to a spacious private decked balcony, which provides an ideal space to sit out and enjoy the views over the surrounding area out to the sea in the distance. There is new wood effect flooring, radiator, inset spot lights and a door leads to:

The modern kitchen is fully fitted with wall and base level kitchen units with drawers, roll edge worktops with stainless steel one and half bowl sink unit and mixer tap, tied splash backs, wall mounted boiler, UPVC double glazed window, built in electric oven with four ring gas hob and extractor hood above. There are integrated appliances including fridge, freezer and dishwasher.

Bedroom one is a good size double room with a UPVC double glazed window, radiator and a door to the en-suite shower room with corner shower cubicle, wall mounted shower unit, low level WC, pedestal wash hand basin, fully tiled walls, heated towel rail, extractor fan and a wall mounted mirrored cupboard. Bedroom two is another good size double bedroom with a UPVC double glazed window, radiator, and wood effect flooring.

The family bathroom is fully tiled with a modern white suite comprising panelled bath with hand shower attachment and shower screen, low level WC, pedestal wash hand basin, heated towel rail, extractor fan and shaver point.

Externally, in addition to the private balcony, there are communal gardens which are principally laid to lawn with flowerbed borders and a bin store.

Viewings are a must to fully appreciate this spacious, well decorated apartment and its popular convenient location.

#### **General Information**

999 Year lease from 2007 - A Share of the freehold  
Maintenance Charges are TBC per annum  
Ground Rent: Peppercorn  
Council Tax Band C - Torbay Council  
Sub-letting is allowed



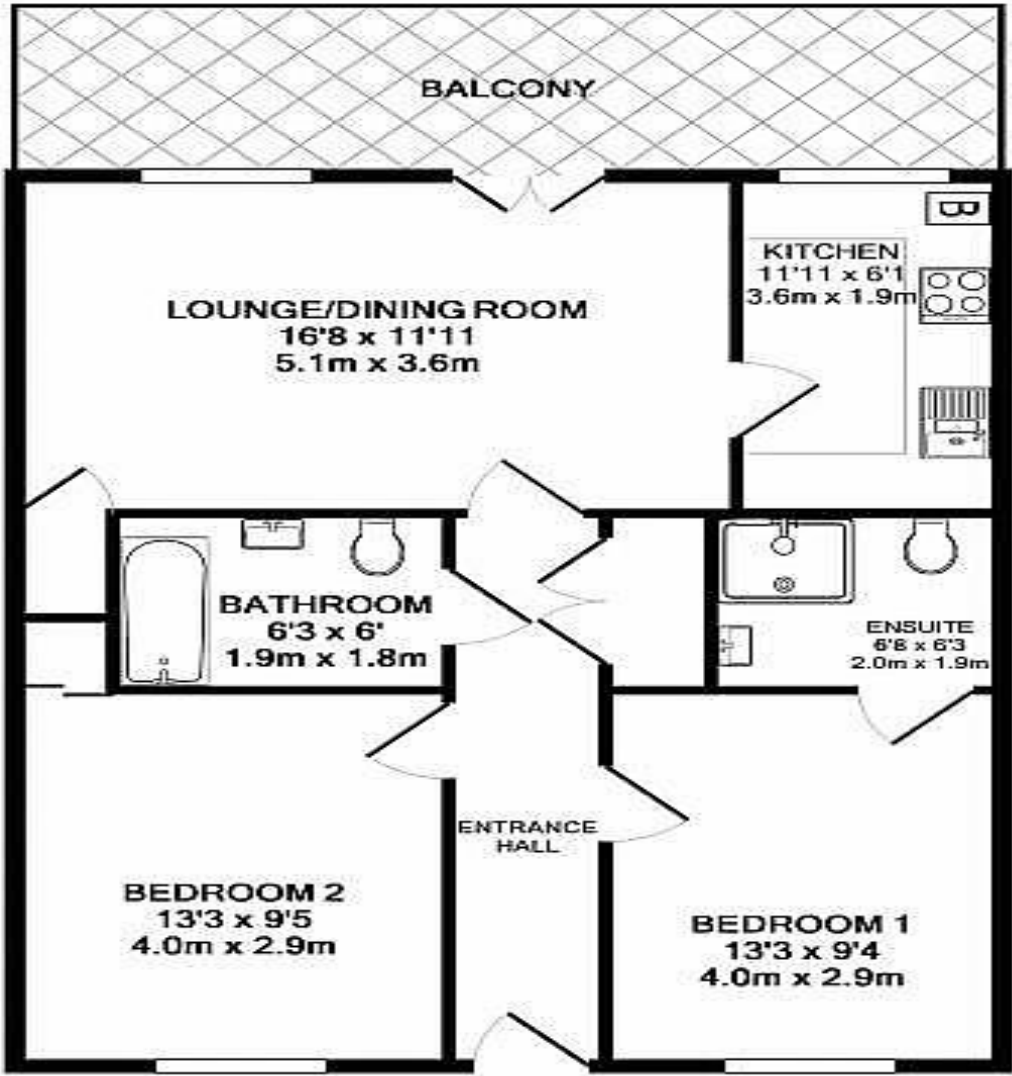


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC



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**Notice** These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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Ref: L776582

Tenure: Leasehold

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£235,000

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