



SUMMARY

Well-Presented First-Floor Two-Bedroom Apartment
| Elegant Converted Period Residence with
Character | Prime Lincombes Conservation Area
Setting | Panoramic Sea Views from Living Room &
Main Bedroom | Stylish Kitchen/Dining Room |

Visit our website for the current price:

www.danielhobbin.uk/P-RS0878/

Address: Lisburne Crescent, Torquay, TQ1 2LA

Property type: Apartment

Tenure: Leasehold

Council tax band: B

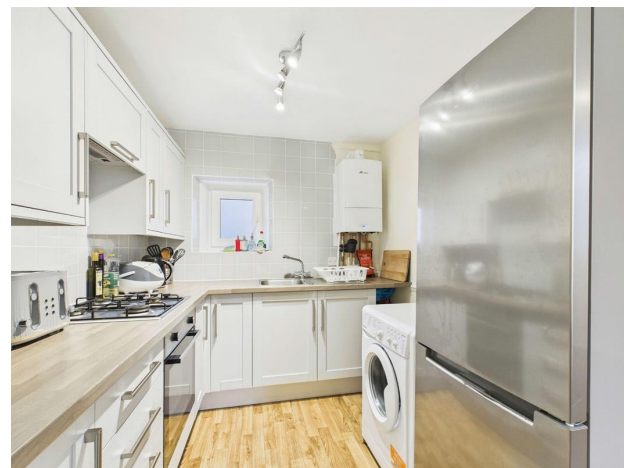
EPC: C

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Garden: ✓



DESCRIPTION

Set within an impressive converted period residence in the highly sought-after Lincombe Conservation Area, this well-presented first-floor apartment offers generous proportions, retained character features and truly impressive sea views.

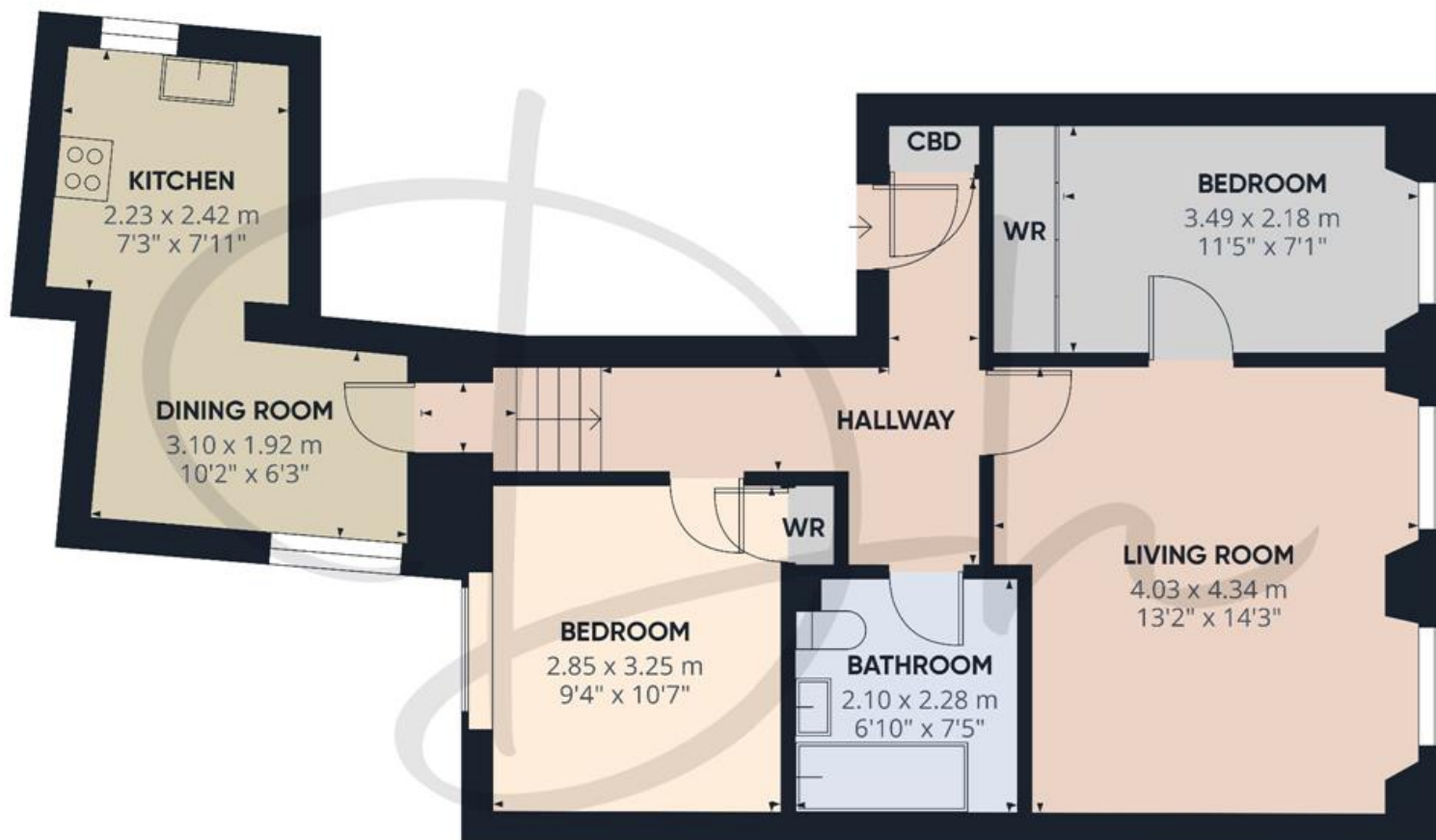
The principal living space is positioned at the front of the property. Twin tall sash windows, recently upgraded with new glazing, frame the coastal outlook and flood the room with natural light. There are multiple power points and a TV aerial connection. To the rear, a thoughtfully arranged kitchen/dining room provides an excellent everyday hub. The kitchen is modern in style with coordinating wall and base units, work surfaces and tiled splashbacks, complimented by an integrated oven and inset gas hob. A recently installed gas boiler is neatly wall-mounted, while the dining area comfortably accommodates a table and benefits from a side-aspect double-glazed

window.

There are two well-proportioned double bedrooms, including a front-facing principal bedroom enjoying sea views and fitted full-height wardrobes spanning the width of the room. The second double bedroom is set to the rear and features built-in wardrobe along with a tall sash window. The accommodation is completed by a contemporary bathroom comprising a bath with mains shower over, tiled surrounds, pedestal wash hand basin and low-level WC.

Externally, residents have the use of beautifully maintained communal gardens to the front—an ideal spot to sit and enjoy the setting. Perfectly placed for a lifestyle by the coast, the apartment lies within easy walking distance of Wellswood village, Torquay Marina, the town centre and harbourside, with Meadfoot Beach and scenic coastal walks also close at hand.

Council Tax Band: B (Torbay Council)
Tenure: Leasehold (961 years)
Service Charge: £62 per month
The property comes with a 1/4 (quarter) share of the freehold. 999 years remaining on the lease from 25 December 1988.
Garden details: Communal Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL, FTTC, FTTP
Grade II Listed Building
Broadband options available at the property include:
* Standard broadband (14Mbps download, 1Mbps upload).
* Superfast broadband (80Mbps download, 20Mbps upload).
* Ultrafast broadband (1800Mbps download, 220Mbps upload).



Approximate total area^m

64 m²

689 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360







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