



SUMMARY

Chain-Free 2 Bedroom Second-Floor Apartment ||
Secure Gated Allocated Parking Space || 2
Generous Double Bedrooms || Well-Presented
Neutral Interior || Open-Plan Kitchen & Lounge ||
Modern Fitted Bathroom Suite || Short Walk to
Harbour & Seafront || Excellent Town Centre
Amenities Nearby



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Address: Albert Court, Market Street, Torquay,
TQ1 3AH

Property type: Apartment

Tenure: Leasehold

**Council tax
band:** A

EPC: C

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Parking: ✓



DESCRIPTION

Offered to the market with no onward chain, this well-presented two-bedroom second-floor apartment occupies a convenient position within Albert Court, ideally placed in the heart of Torquay.

The property enjoys excellent access to the wide range of amenities available within the town centre, with shops, supermarkets and public transport links all close at hand. Torquay's harbour and seafront are also within comfortable walking distance, providing easy access to an extensive selection of cafés, restaurants and leisure facilities.

A further advantage is the allocated parking space situated within the secure gated residents' car park.

The apartment itself is neutrally decorated throughout and offers bright, practical accommodation. Entry is gained via an obscured double-glazed door opening into the entrance hallway, which includes a wall-mounted radiator and telephone intercom system.

From the hallway, there is a modern bathroom fitted with a white suite

comprising a panelled bath with mains-fed shower and tiled surround, pedestal wash basin and low-level WC. Further features include tiled flooring, a heated towel rail and an obscured double-glazed window.

The principal living accommodation is arranged as an open-plan kitchen and lounge, creating a sociable and versatile space. The lounge area benefits from a double-glazed window providing good natural light, while the adjoining kitchen is fitted with a range of wall and base units complemented by work surfaces. Integrated appliances include a four-ring gas hob and electric oven, with additional space for a freestanding fridge/freezer and plumbing for a washing machine.

Completing the accommodation are two generously proportioned double bedrooms. One bedroom incorporates a useful built-in cupboard housing the gas boiler and utility meters.

Council Tax Band: A (Torbay Council)

Tenure: Leasehold (113 years)

Ground Rent: £150 per year

Service Charge: £1,680 per year

125 years remaining on the lease from 25 December 2014. The property is subject to lease restrictions that prohibit holiday letting and commercial business operations. Pets are strictly prohibited without prior written consent from the lessor, which shall not be unreasonably withheld but remains revocable should the pet cause any disturbance.

Parking options: Residents

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTP

Restrictions: Lease restrictions, Holiday home rental, Running business from property

Broadband options available at the property include:

- * Standard broadband (21Mbps download, 1Mbps upload)

- * Superfast broadband (not available)

- * Ultrafast broadband (1000Mbps download, 100Mbps upload)

- Networks in area - Openreach, Virgin Media



BATHROOM
1.66 x 2.23 m
5'5" x 7'3"



KITCHEN/LOUNGE

6.01 x 3.42 m
19'8" x 11'2"

HALLWAY

BEDROOM

3.70 x 3.40 m
12'1" x 11'1"

BEDROOM

3.81 x 3.36 m
12'6" x 11'0"

Approximate total area^m

56 m²
603 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.

GIRAFFE360









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