



SUMMARY

Spacious 2 Bedroom 1st-Floor Apartment || Sea Views from Principal Rooms || Covered & Enclosed Private Balcony with Sea Views || Secure Allocated Parking Space || 2 Double Bedrooms || Central Heating & Hot Water Included in Service Charge || Lift Access to All Floors || Chain Free



Visit our website for the current price:
www.danielhobbin.uk/P-RS1148/

Address: Waldon Point, St. Lukes Road South,
Torquay, TQ2 5YE

Property type: Apartment

Tenure: Share of Freehold

Council tax band: B

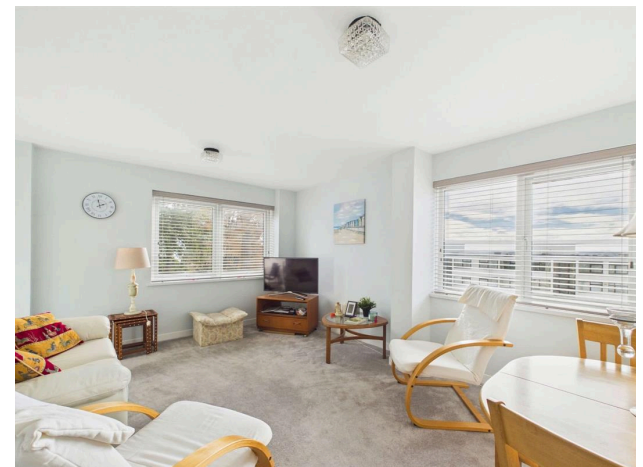
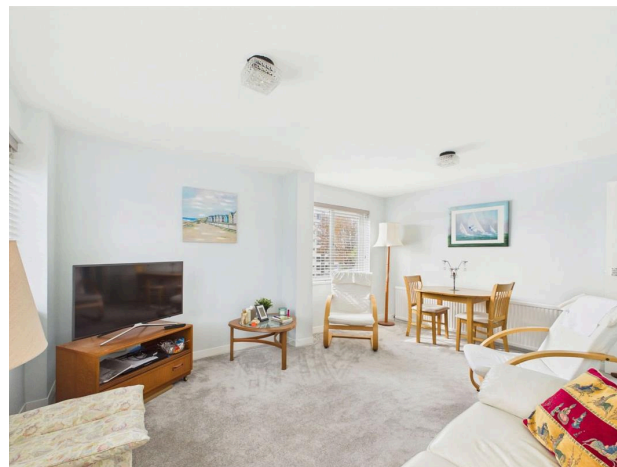
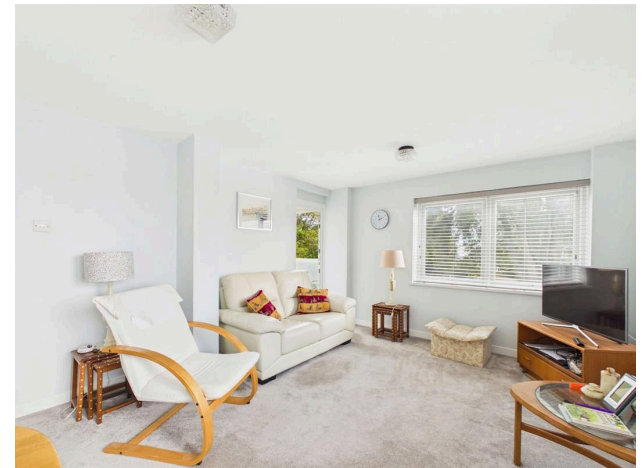
Bedrooms: 2

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.



After your viewing, how did we do?

We'd love to hear about your experience with us.

Scan to leave a Google review.



Open your camera & scan

DESCRIPTION

Offered to the market CHAIN FREE, this spacious two-bedroom first-floor apartment occupies a position within the tallest of the two buildings at Waldon Point, a well-regarded residential development conveniently situated close to Torquay's seafront. Enjoying sea views from all principal rooms, the property benefits from a covered and enclosed balcony, lift access to all floors and an allocated secure parking space within the lower-level garage. Residents also enjoy a range of communal facilities, with the additional advantage of central heating and hot water being included in the service charge.

The accommodation is approached via a welcoming entrance hallway, which provides access to the principal rooms and incorporates two useful built-in storage cupboards, one fitted with shelving and the other housing the consumer unit.

The generously proportioned living room enjoys an abundance of natural light through two double-glazed windows, both offering attractive views of the sea. An obscure double-glazed door opens onto the covered balcony, which features glass balustrading and provides an enclosed space from which to appreciate the coastal outlook.

The kitchen offers ample space and a practical arrangement, incorporating a stainless steel sink and drainer, plumbing and space for a washing machine, together with a designated cooker space beneath an extractor hood. A breakfast bar provides a convenient area for informal dining,

with the flexibility to accommodate additional under-counter appliances if preferred.

Both bedrooms are comfortable doubles, each featuring a sea-facing double-glazed window, allowing coastal views throughout the accommodation. Completing the internal layout is a bathroom with tiled walls and a three-piece suite comprising a bath with mains-fed shower over, pedestal wash basin and low-level WC.

Waldon Point comprises 51 apartments arranged across two residential buildings, set within beautifully maintained communal grounds. A particular highlight is the residents' communal roof terrace, which enjoys magnificent panoramic views across the sea and surrounding coastline, providing an idyllic setting to appreciate the coastal surroundings. Further communal facilities include a meeting room available to book for a nominal charge, a laundry room with pay-per-use washing machines and tumble dryers, and a secure communal storeroom offering additional storage facilities.

A particularly appealing feature of the development is that central heating and hot water are included within the service charge, leaving electricity and unmetered water as the only additional utility costs.

Occupying an elevated position within easy reach of Torquay seafront, Waldon Point enjoys an attractive coastal setting with far-reaching views across the sea and harbour, extending over

Torbay towards Paignton and Brixham. Nearby bus services and Torquay Railway Station, situated within walking distance, provide convenient transport connections. The seafront promenade offers a choice of restaurants, bars and leisure attractions, including the renowned Princess Theatre, while Torquay Harbour is also readily accessible, with its extensive selection of shops, cafés, restaurants and waterfront amenities.

Council Tax Band: B (Torbay Council)
Tenure: Share of Freehold (956 years)

Ground Rent: £15 per year

Service Charge: £2,706 per year

There are 999 years remaining on the lease as of 25 December 1983. As part of the service charge, building insurance, heating and hot water are included. The building is managed by Crown Property Management.

Parking options: Residents

Garden details: Terrace

Electricity supply: Mains

Heating: Communal

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC

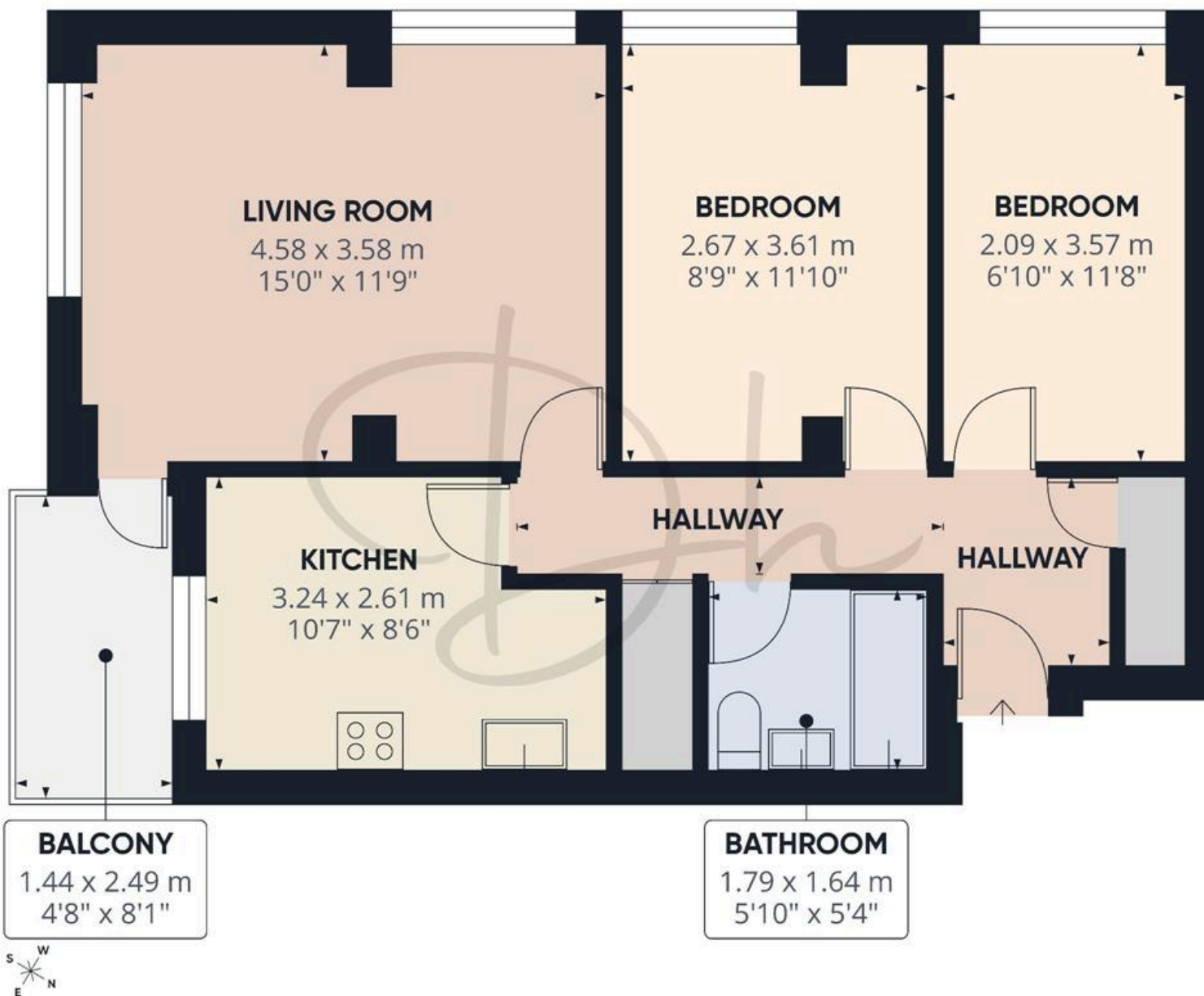
Broadband options available at the property include:

- * Standard broadband (16Mbps download, 1Mbps upload).

- * Superfast broadband (47Mbps download, 8Mbps upload).

- * Ultrafast broadband (not available).

- Networks in the area: Openreach



Approximate total area^m

56 m²

603 ft²

Balconies and terraces

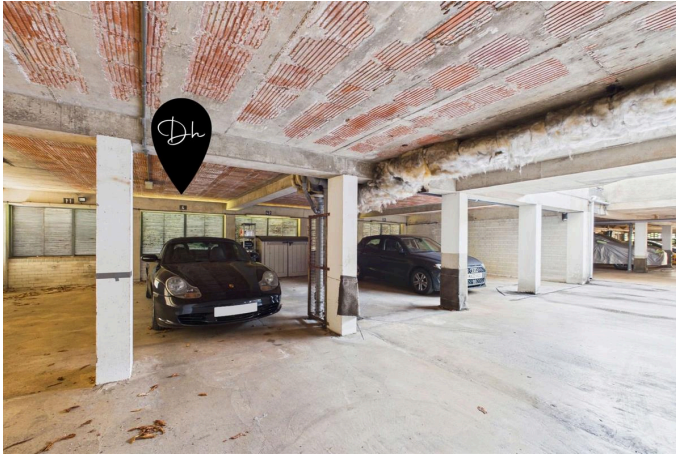
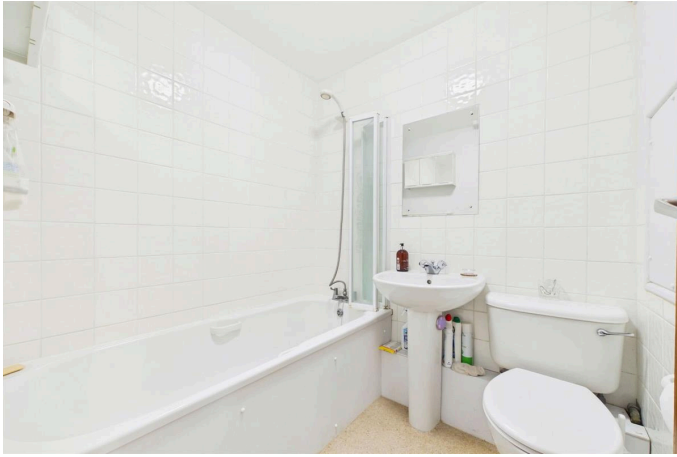
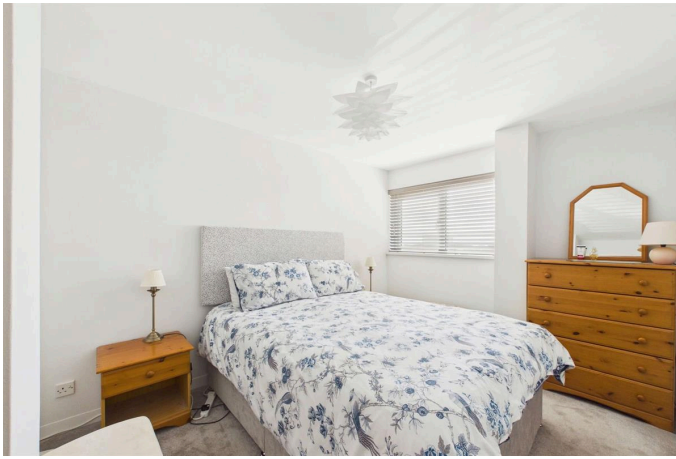
3.6 m²

39 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.

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