

**SAMPLE
MILLS**



**Stratheden Court
Market Street
Ellacombe
Torquay
Devon**

£85,000
LEASEHOLD





Stratheden Court, Market Street,
Ellacombe, Torquay, Devon

£85,000 Leasehold

A purpose built 1 bedroom 5th floor retirement flat situated in the popular area of Torquay overlooking parks and central areas of Ellacombe and over the surrounding area whilst providing easy access for the town Centre.

The accommodation internally comprises entrance hallway with lounge/dining area, kitchen, double bedroom and shower room. The property is well-maintained and has been upgraded in recent years.

Viewing of this property is highly recommended for those seeking a Warden controlled flat.

Other facilities include electric heating, communal lounge area, guest room, laundry room and parking facilities.



Communal Entrance

Covered entrance with security system into:

Communal Entrance Hall

Stairs and lift. Door to flat:

Entrance Hall

Security entrance system. Spacious airing cupboard housing the modern hot water tank and slatted shelving. Doors to:

Lounge/Dining Room – 14'9" x 10'2" (4.50m x 3.10m)

Arched window to front aspect. Squared arch through to:

Kitchen – 6'1" x 6'0" (1.85m x 1.83m)

Range of fitted base units. Worktop surface areas with splashbacks. Wall mounted cupboards. Stainless steel drainer. Single oven. 4 ring hob. Stainless steel hood above. Space for electrical appliance.

Double Bedroom – 14'1" x 8'11" (4.29m x 2.72m)

Double glazed window to front. Coving to textured ceiling.

Shower Room – 7'2" x 5'10" (2.18m x 1.78m)

Comprising 3-piece suite. Shower cubicle. Low level WC. Vanity wash-hand basin with splashback. Shaver mirror and light. Extractor fan. Coving to textured ceiling. Storage cupboard.

OUTSIDE

To the rear of the property, there are communal gardens which are paved for ease of maintenance with raised flower bed borders. Within the building, there is a resident's lounge, laundry room and roof terrace.

AGENTS NOTE

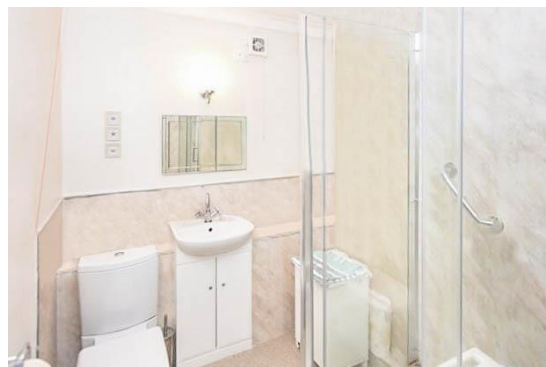
Council Tax Band: 'A'

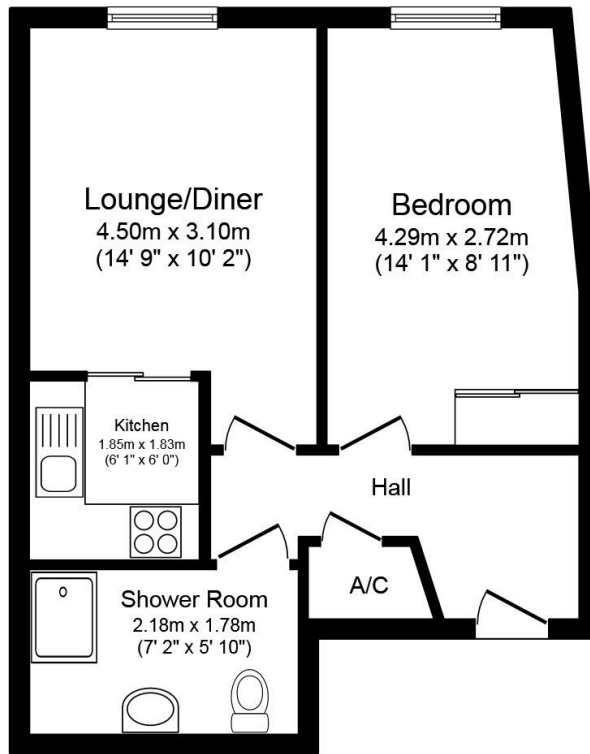
EPC Rating: 'C'

Tenure: Leasehold (length of Lease to be confirmed)

Service Charge: July 2022 – July 2023 £2680.62 per annum (including water rates)

Age Restriction: Over 60's





Floor Plan

Total floor area 40.9 sq.m. (440 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to 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.