



£240,000

**32 Kilmorie
Ilsham Marine Road, Torquay, TQ1 2HU**

- STUNNING VIEWS
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- BALCONY
- COMMUNAL GARDENS
- PARKING

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32 Kilmore, Ilsham Marine Road, Torquay.

Situated in the highly regarded and sought after Kilmore House and occupying a commanding 5th Floor position offering what can only in our opinion be described as stunning marine views Waycotts are please to present this 2-bedroom apartment. Whilst in need in some modernisation throughout and priced accordingly this property presents an exciting opportunity to create a spectacular marine apartment in one of Torquay's most desirable developments. Accommodation in brief comprises communal entrance hall with lift or stair to first floor, entrance, entrance hall, kitchen, living room enclosed balcony, two double bedrooms, bathroom and separate WC. Offered for sale with no onward chain and keys in the office and available for viewing now.

COMMUNAL ENTRANCE HALL Lift or stairs rise to 5th floor. Entrance through Glass panel door into:

ENTRANCE HALL Bank of cupboards and doors lead to:

KITCHEN 11' 0" x 8' 0" (3.37m x 2.44m)

Double glazed window rear aspect. Fitted with a range of wall and base units with roll top work surfaces and inset double stainless steel sink and drainer. The kitchen also has a most useful breakfast bar area and there is space for all major appliances.

LIVING ROOM 17' 2" x 17' 5" (5.25m x 5.33m)

It is for this reason that choosing Kilmore as a property becomes apparent, with the full width double glazed windows revealing spectacular views which start overlooking Meadfoot beach and then extend round the bay right over to Berry Head. bearing in mind this apartment is on the 5th floor, these views need to be seen first hand to appreciate how spectacular they are and how close to the sea this apartment resides. From the living room a door opens on to the enclosed balcony and a further door reveals the inner hallway.

BALCONY 17' 4" x 4' 7" (5.3m x 1.42m)

Full width of the master bedroom in front of which it sits, so the spectacular views can basically be enjoyed from bed. The balcony has full width double glazed windows which can be pulled apart and opened. A door leads into the master bedroom.

INNER HALLWAY Cupboards and doors opens to:

SEPERATE WC Obscure double glazed window rear aspect and suite comprises of a close coupled WC

BATHROOM Obscure double glazed window rear aspect suite comprises of a panel bath and a pedestal wash hand basin.

MASTER BEDROOM 15' 6" x 11' 6" (4.74m x 3.53m) Accessible from inner hallway or enclosed balcony behind which it sits, allowing those spectacular views to be enjoyed from the bedroom if so desired. Extensive range of built in furniture and a door leads out to the balcony area.

BEDROOM 2 12' 11" x 7' 0" (3.94m x 2.15m) Double glazed window rear aspect

OUTSIDE

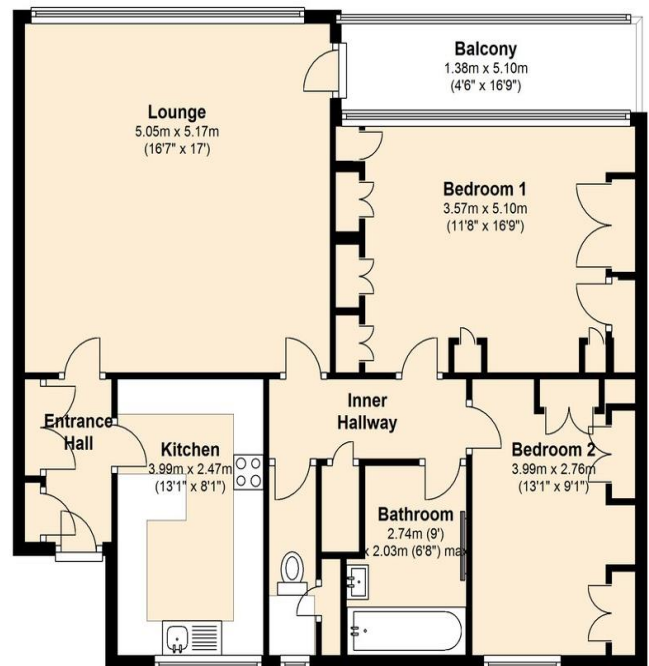
Kilmore sits in six acres (approx) of well tended landscaped gardens and grounds with many unique features including a garden and a barbeque area on the seaward side of Ilsham Marine Drive. Car wash bay. Allocated undercover parking space, plus additional visitors parking in three areas. There is an attractive building also owned equally by the Freeholders where each flat owner has a storage compartment.

TENURE

Leasehold 999 years from 1962. The freehold is owned by the flat owners. Maintenance: £2,569 per annum (year end 30/06/2016) plus £228.00 insurance to cover building, communal areas and Directors insurance etc.

Ground Floor

Approx. 84.4 sq. metres (908.1 sq. feet)



Total area: approx. 84.4 sq. metres (908.1 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.