



- No Onward Chain
- Duplex Apartment
- Set Within Iconic Building
- Open Plan Living
- Modern Kitchen
- Double Bedroom with Fitted Wardrobes
- Bathroom
- Allocated Parking
- Moments From Meadfoot Beach
- Ideal First Time Buy Or Investment

*Our View "This wonderful Apartment is situated in a fantastic setting"*

Woods are pleased to offer to the market with No Onward Chain, this one double bedroom Duplex apartment set within the iconic Hesketh Crescent. The apartment briefly comprises an open plan living area which incorporates a modern kitchen with breakfast bar, large double bedroom with lots of fitted storage and a bathroom. In addition to this the property benefits from allocated parking.



Location - Grade II\* star listed Hesketh Crescent was built in 1846 by the Harvey Brothers, respected builders of the time, based on the Regency ideas of London and Brighton. The Crescent has a mix of privately owned apartments, holiday apartments and The Osborne Hotel, with amenities including restaurants and a health club. The location is well placed for the harbourside, the lively waterfront and the town, with Ilsham Valley and Wellswood found in the opposite direction.

Accommodation - Situated at the rear of the building on the first floor, the apartment offers generous size rooms along with period high ceilings. Upon entry you arrive in the entrance hall with a door to the bathroom and stairs rising to the first floor. The bathroom comprises a panelled bath with shower over, pedestal wash hand basin and low level flush WC. When on the first floor landing of this duplex apartment there are doors leading to a bright and well thought-out dual aspect open plan living space which offers a sitting area and a modern kitchen which comprises matching base and wall mounted cupboards, Quartz worksurface which incorporates a breakfast bar and has an etched drainer with one and a half bowl sink set beside. Within the kitchen there are appliances to include integrated fridge, electric oven, hob with stylish extractor hood as well as space and plumbing for a washing machine. The bedroom is a generous size double bedroom and benefits from built-in floor to ceiling triple wardrobes.



Step Outside - To the rear of the property is allocated parking, whilst at the front of the building is the beautiful setting of Hesketh Crescent with amazing sea views.

Agent Note - The owner/resident of the property is entitled to 10% off at The Osborne Hotels Health Club and The Crescent Restaurant & Bar.

**Property Information:**

Tenure - Leasehold  
 Managing Agent - Harveys Property Management (Wellswood)  
 150 Years From 29th Sept 2001 (128 years remaining)  
 Service Charge - Approximately £1950  
 Ground Rent - £50 Per Year  
 Letting & Holiday Letting is Permitted

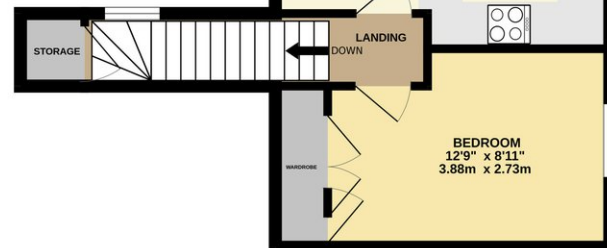
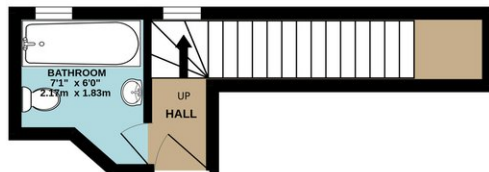
Council Tax Band C for the period 01/04/2023 to 31/03/24 financial year is £1,895.78





ENTRY FLOOR  
98 sq.ft. (9.1 sq.m.) approx.

1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Ref: WTW-65123809

Tenure: Leasehold

01803 390000

Flat 5, 3 Hesketh Crescent, Torquay, Devon

£190,000

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