



Ref: WTW-98601051

Tenure: Share of Freehold

01803 390000

Spa Court, Stitchill Road, Torquay, TQ1 1PZ

Asking Price £310,000

[woodshomes.co.uk](http://woodshomes.co.uk)



- NO ONWARD CHAIN
- IDEAL HOLIDAY LET / INVESTMENT
- Spacious Ground Floor Apartment
- Private Sun Terrace
- Living Room
- Stunning Kitchen/Diner
- Two Double Bedrooms with En-suites
- Office/Occasional Bedroom
- Allocated & Visitor Parking
- Far Reaching Views

**Woods are delighted to offer to the market with NO ONWARD CHAIN, this very spacious ground floor apartment with allocated parking and private patio with far reaching outlook. Accommodation briefly comprises three reception rooms, nicely presented kitchen and two double bedrooms both with en-suites**



**Location** - Spa Court is located on Stitchill Road within the Warberries Conservation Area and is well placed for the harbourside and the town centre. The lively waterfront is within reasonable walking distance with its pavement bars and cafes, the harbour bridge linking the north and south piers, and access to the sea front promenade. The harbourside is home to Torquay Marina, a gold anchor award winning marina with 440-berths providing safe anchorage. The location also allows for ease of access to Wellswood, which is sought after for its vibrant community, offering shopping and dining opportunities.

**Accommodation** - Forming part of a large Villa converted to form residential apartments, the property offers an easy to maintain home with a convenient level access from the front door throughout the apartment. Upon entering the property you arrive in the good size living room with good size window which offers a pleasant outlook, within the room is a living flame fire set within a feature surround. From here there is an opening to the kitchen/dining room and a door which leads to bedroom two. Bedroom two is a good size double with built-in triple wardrobe and door leading to an en-suite shower room comprising a shower cubicle, wash hand basin and a low level flush WC.



# Our View "Beautiful & Spacious Apartment"



The dining area is of excellent proportion and offers ample space for a large dining table and other furnishings. The kitchen has been tastefully finished and offers matching base and wall mounted cupboards along with an Island with inset one and a half bowl sink and drainer. Set within the kitchen are a selection of integrated appliances including electric hob, oven and grill, under counter fridge and freezer and washing machine. Doors from the kitchen/diner lead to an office/occasional bedroom and the master bedroom. The master bedroom is a vast room which offers ample space for large bedroom furniture and leads through to a dressing area with built-in wardrobes. A door from the bedroom leads to the master en-suite which is a generous size and benefits from a four piece suite comprising of a corner bath, corner shower cubicle, vanity wash hand basin and low level flush WC.

**Step Outside** - The apartment benefits from a nicely proportioned sun terrace/patio at the front with lovely far reaching views. In addition is allocated parking space for one car, visitor parking and use of communal gardens set at the front of the building.

**Property Information -**  
 Tenure - Leasehold with a share of Freehold  
 Lease Length - 999 years from 25/03/1984 (960 years remaining)  
 Service Charge - Approximately £2200

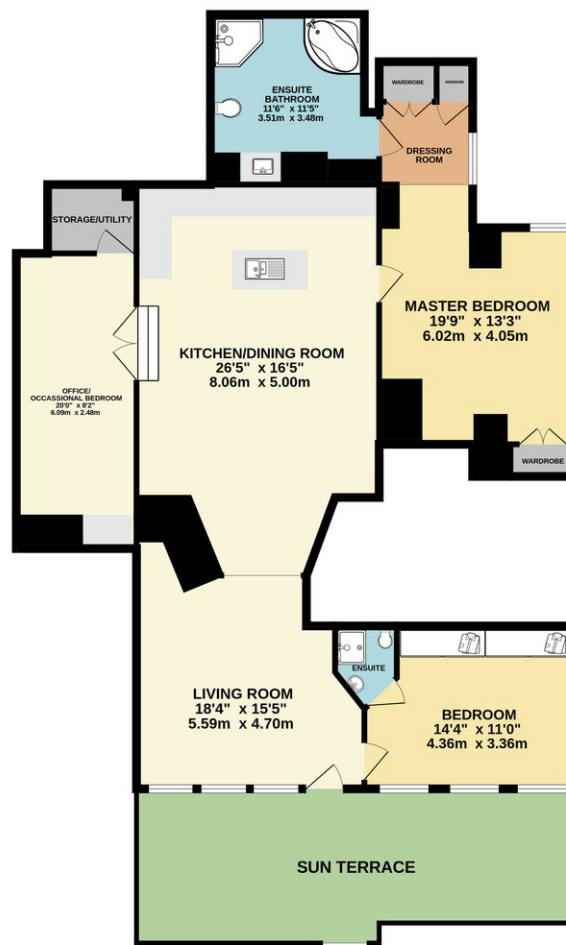
**Lease Conditions**  
 Pets Allowed  
 Letting is Permitted  
 Holiday Letting is Permitted

Council Tax Band D for the period 01/04/2023 to 31/03/24 financial year is £2,132.74



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

GROUND FLOOR  
 1340 sq.ft. (124.5 sq.m.) approx.



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 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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**Notice** These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.  
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