



MAXSTOKE
COURT
MAIN ENTRANCE

MAXSTOKE
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H S Owen
Estate Agents

MAXSTOKE COURT

TORQUAY TQ1 1RP



GUIDE PRICE £130,000 Located in the heart of the Warberries, this two bedroom apartment is within walking distance to the Wellswood precinct and Torquay harbour. Neutrally decorated throughout, with stunning gardens and residents parking, Internally the apartment has a spacious lounge, two double bedrooms, a kitchen and family bathroom. Outside there are beautifully maintained communal gardens and the building is tucked quietly away with access only via a private driveway. This apartment would make the perfect first home or buy to let investment property. Location - This charming property occupies a fantastic position with a range of amenities close by. The highly regarded shops, cafes and restaurants of Wellswood Village are a short stroll away, as well as Torquay Harbour Side with the Town Centre beyond. Torwood Gardens is situated to the end of the road offering an ideal haven for an evening stroll or picnics in the summer months. Local bus services run nearby providing flexible transport to many different destinations and Torquay Train Station is just along the seafront. Kents Cavern is a popular local attraction and is also located nearby. Torquay is home to an array of picturesque landmarks and local attractions to include Princess Theatre, Kents Cavern and the Model Village. A variety of beaches are on offer for both sun loungers or water sport enthusiasts with the power boat racing event occurring annually. The new South Devon Highway provides a faster route to the A38 with a journey time of approximately 30minutes to The Cathedral City of Exeter.

Communal Entrance

Lounge 15' 5" x 12' 9" (4.7m x 3.88m)

Side elevation double glazed window, High ceilings, wall mounted electric night storage heater and fetcher electric fire place.

Kitchen 5' 5" x 10' 9" (1.64m x 3.27m)

Side elevation double glazed window with wall and floor units. Space for electric cooker with extractor hood above and fridge freezer. space for washing machine.

Bedroom One 13' 11" x 11' 1" (4.23m x 3.39m)

Side elevation double glazed window, Wall mounted storage heater.

Bedroom Two 15' 4" x 8' 11" (4.68m x 2.73m)

Side elevation Double glazed window. wall mounted night storage heater. Built in wardrobes.

Bathroom 5' 6" x 5' 7" (1.67m x 1.71m)

Side elevation double glazed window. Bath with electric shower, Low level WC and wash basin.

Parking

First come first served with plenty of parking available.

Lease - 200 years from 1986 Charges - £115PCM







General

Services:
All mains services are believed to be connected to the property.

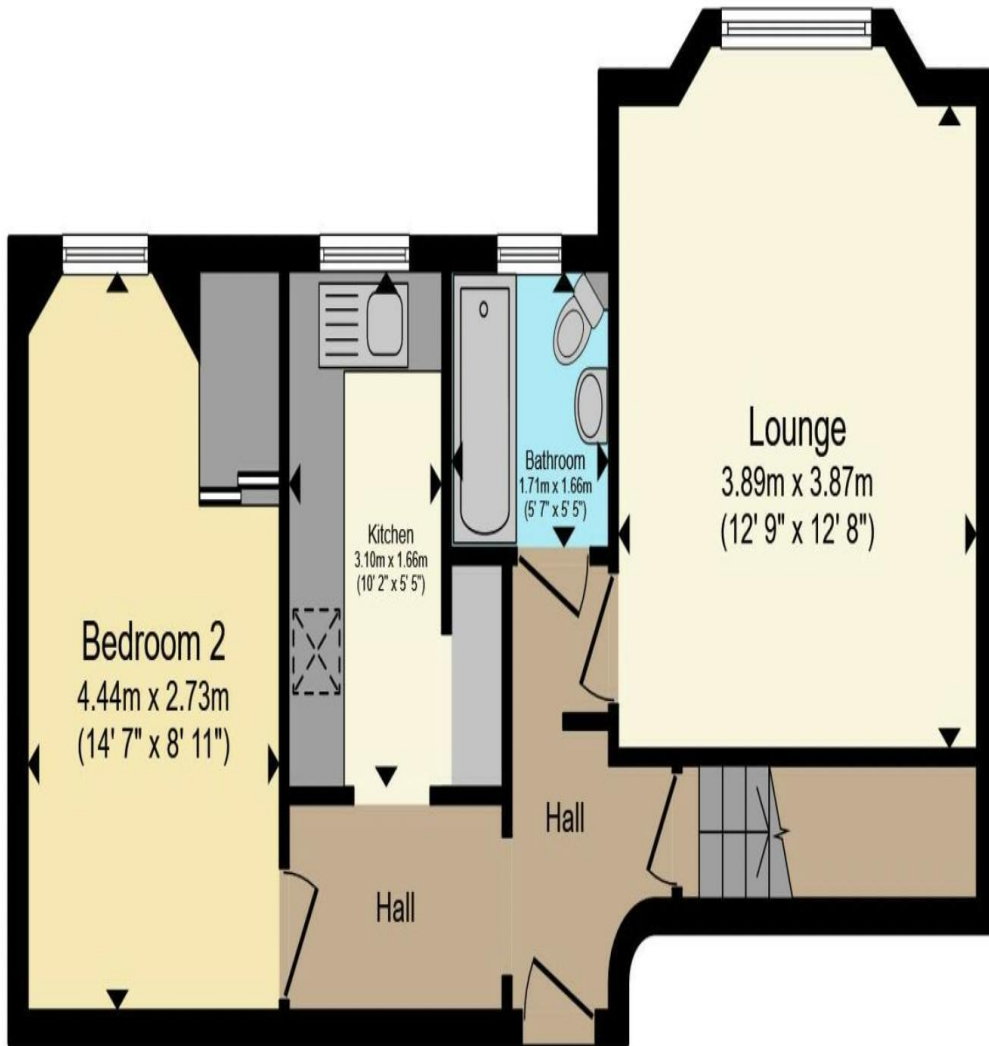
Local Authority:
Torbay Council

Council Tax:
A

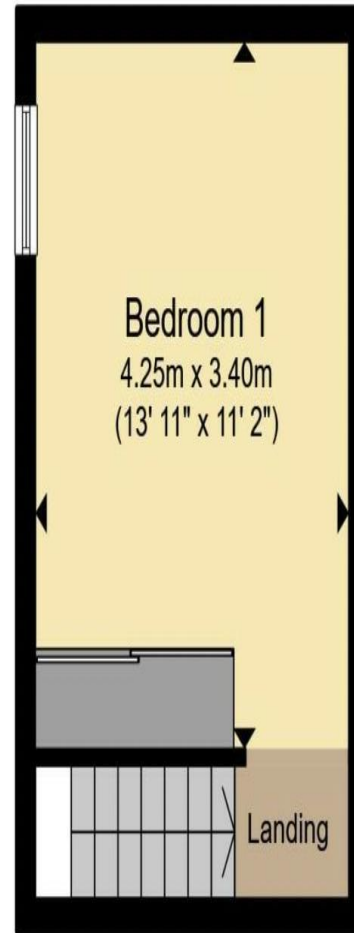








Ground Floor



First Floor



"DoubleClick Insert MAP"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>www.epc4u.com</small>		



66 Torwood Street, Torquay
Devon, TQ1 1DT

Tel: 01803 364 029
Email: info@hsowen.co.uk
www.hsowen.co.uk

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.