



SUMMARY

Chain-Free Second-Floor Apartment | Secure Allocated Parking Space in Lower Garage | Stunning Sea Views from Main Rooms | Balcony with Glass Balustrade | Lift Access to All Floors | Heating & Hot Water Included in Service Charge | Short Walk to Torquay Seafront



Price: £140,000

Address: Waldon Point, St. Lukes Road South, Torquay, TQ2 5YE

Property type: Apartment

Tenure: Share of Freehold

Council tax band: B

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Parking: ✓



DESCRIPTION

Located on the second floor of Waldon Point's higher building, this CHAIN-FREE and spacious apartment offers convenient lift access to all floors and includes secure PARKING SPACE in the lower car park. The property comprises two double bedrooms, both boasting stunning sea views. It also comprises a kitchen, a bathroom, and a generous sitting/dining room that opens onto a covered balcony - also enjoying spectacular sea views. While the apartment would benefit from some modernisation, it presents an excellent opportunity for a first-time buyer, downsizer, or retiree, enhanced by the inclusion of heating and hot water within the service charges.

Waldon Point is a well-regarded residential complex consisting of 51 apartments across two blocks, surrounded by meticulously maintained communal grounds. Residents enjoy access to a variety of communal facilities, including a bookable meeting room (with a nominal fee), a laundry room equipped with pay-per-use washers and dryers, and a secure store room for additional storage needs.

Waldon Point is situated in an elevated position just a short distance from Torquay seafront. Waldon Point offers stunning views of the sea and harbour, extending across Torbay

towards Paignton and Brixham. Local bus services are available nearby, and Torquay Train Station is only a short walk away. The vibrant seafront promenade offers a variety of dining options, including a cocktail bar and the Princess Theatre, while Torquay harbour is within easy reach, providing a range of shopping, dining, and leisure amenities.

Council Tax Band: B (Torbay Council)

Tenure: Share of Freehold (958 years)

Ground Rent: £15 per year

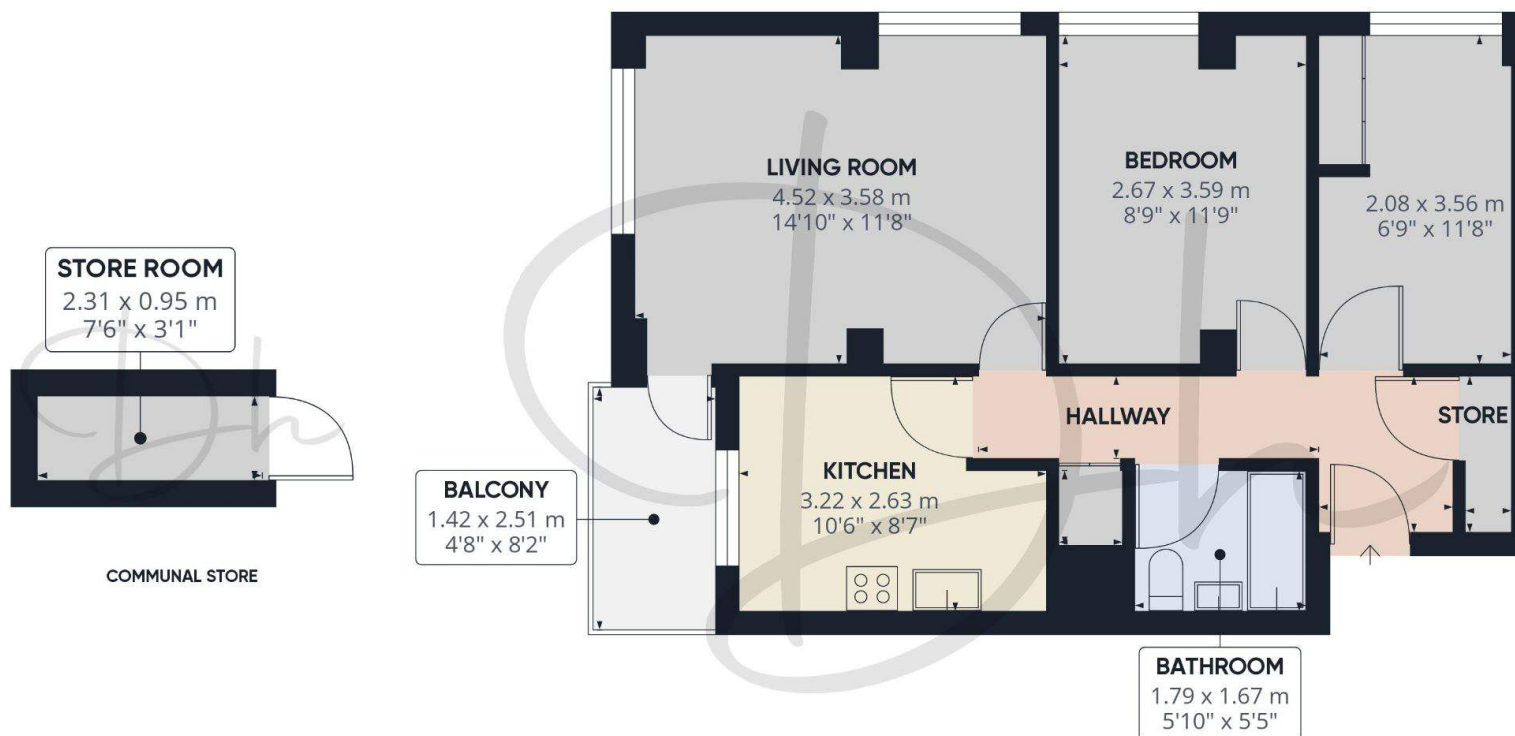
Service Charge: £2,533.7 per year

There are 999 years remaining on the lease as of 25 December 1983. As part of the service charge, building insurance, heating and hot water are included. The building is managed by Crown Property Management.

Accommodation Overview: The property has an inner hallway with a built-in storage cupboard housing the fuse board and ample storage space. Additionally, the hallway contains an airing cupboard with shelving, which provides additional storage space. There is a living room with double aspect and stunning sea views, which leads to a private balcony. This balcony, enclosed by a glass balustrade, presents splendid views extending from Paignton to Torquay, creating an ideal spot for relaxation. A generously proportioned

kitchen features wall and base units, a ceramic sink with drainer, and an integrated oven and hob with extractor fan. It's also spacious enough to accommodate a small dining table, making it ideal for casual dining. The apartment features two double bedrooms, both with magnificent sea views. A built-in wardrobe is found in the second bedroom. Completing the apartment is a three-piece bathroom suite, including a bathtub, a pedestal wash basin, and a WC.

OUTSIDE: This apartment is situated within a well-maintained development, offering beautifully landscaped communal gardens that wrap around the property, predominantly laid to lawn with vibrant flower and shrub borders, creating a serene environment for residents to enjoy. One of the highlights of this residence is access to a communal roof terrace. This provides panoramic views of the surrounding area, including stunning sea vistas. For added convenience, the apartment comes with a secure, allocated parking space located in the lower floor garage at the rear of the property. Residents also have access to additional amenities, including a common laundry room and meeting room, available for use at an additional cost. Furthermore, a gated drying area is available for residents' exclusive use.



SECOND FLOOR

Approximate total area⁽¹⁾

53.59 m²
576.84 ft²

Balconies and terraces

3.55 m²
38.21 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360









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