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Gargan & Hart
Estate Agents

Rousdown Road, Torquay, TQ2 6QB

Offers Over £170,000

2 1 1



- Close To Train Station
- Long Lease
- Kitchen/Diner
- Communal Garden
- 2 Double Bedrooms
- Close To Sea Front
- Spacious Lounge
- Allocated Parking
- Private Balcony
- Ground-Floor Apartment

This two double bedroom apartment is set within a modern purpose built development of just four spacious apartments and is situated in a convenient location. The apartment is situated on the ground floor accessed via a communal entrance door with a security entry phone system. The new owner will enjoy well-planned and well-presented accommodation offering a generous size sitting room with access to its own private decked balcony that leads to the communal garden, a sizeable kitchen/dining room, two double Bedrooms and a modern shower room/WC. The apartment benefits from UPVC double glazing and storage heating, with allocated parking for residents available in the adjoining car park.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	