



**99Home Ltd.**  
99Home Ltd,  
Sutton Business Centre,  
Restmor Way,  
Wallington,  
SM6 7AH,  
Phone :0203 5000 999  
Email  
:info@99home.co.uk

## 2 Bed Apartment In Ridgeway Heights Ridgeway Road, Torquay, TQ1 2ND

£168,000





## SHORT DESCRIPTION

Property Ref: 16368 Ridgeway Heights, Ridgeway Road, Torquay, Devon TQ1 Length of Lease: 162 years remaining A superior two bedroom apartment affording amazing costal and landscape views over Torquay, Paignton, Dartmoor, Babbacombe and Lyme Bay. The view is probably the best in Torquay and a wonderful sight at night with hundreds of properties lit up around the bay as well as the town's attractive illuminations. The property is located in the prestigious Lincombes and Wellswood area of Torquay and is easily accessible to the town, harbour and Wellswood village with its shops, churches, pubs and restaurants and just 10 minutes from the beaches at Torquay, Babbacombe and Meadfoot. There are superb views from the apartment balcony window overlooking Torbay, Torquay, Paignton, Dartmoor, Babbacombe and Lyme Bay, and the apartment is fully equipped with gas central heating, double glazing and is a comfortable easily run home with a lift to the ground floor. Summary: Lounge-dining room with a well fitted kitchen, 2 double bedrooms, bathroom with separate WC. Use of gardens and regular bus service to Torquay and Wellswood. Lift and stairs to all floors with attractive hallway to the entrance of the apartment. Internal Hallway: Leading to lounge and balcony, kitchen, bedrooms, bathroom and separate toilet with further storage cupboards, electric meter, fitted carpet and radiator. Lounge-Dining Room: The lounge with its full width glass patio door opens directly onto the enclosed balcony with its wonderful view over Torbay. Total length 23 ft 10 inches (7m.26cm). A separate window overlooks Wellswood, Babbacombe and Lyme Bay. The apartment features an attractive fire place, 2 radiators and has fitted carpets. Phone, TV, Power points and BT High Speed computer connection. Kitchen: Large kitchen with window views overlooking Torquay, Dartmoor and Torbay. Tiled and fitted wall and floor units. Matching sink unit and work tops. Built in electric oven and hob with extractor hood and fan. Power points. Bedroom 1: Double size room with window, fitted wardrobes, 2 bedside cupboards, chest of draws, built in wardrobe with hanging rail and shelf above, radiator and fitted carpet. Phone, TV and Power points. Bedroom 2: Double size room with window, built in wardrobe with hanging rail and shelf above, radiator, fitted carpet and power points. Bathroom with window: Fully tiled with walk-in shower, vanity unit and airing-linen cupboard. Separate toilet: Fully tiled, WC with low level flush and vanity sink. Built in extraction unit. Price: £168,000 Annual Service Charge: £2907.64 Council Tax: Band B Property Type: Apartment Full selling price: £168000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 162 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2907.64 Council tax band: B EPC rating: D Measurement: 770 sq.ft. Outside Space: Communal Garden, Front Garden, Rear Garden, Balcony Parking: Allocated, Communal, Residents and underground secured parking Heating Type: Gas Central Heating, Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied... -----

2

Bed Room(s)

1

Bath Room(s)

1

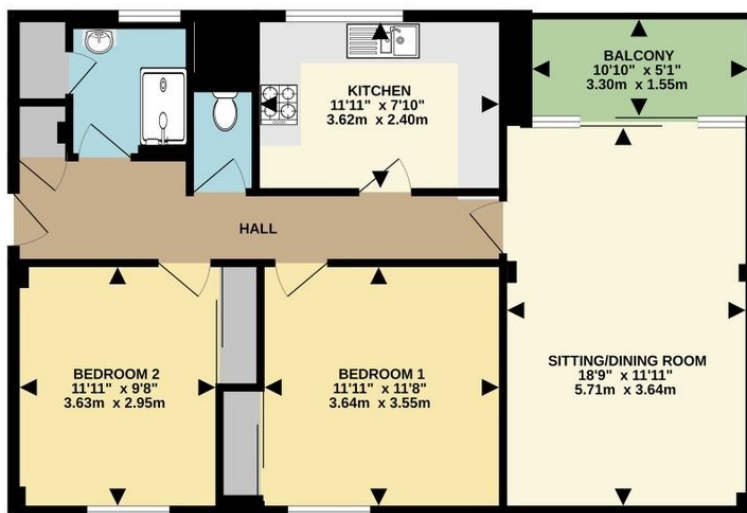
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## Fourth Floor Apartment

770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	77 square metres

### Rules on letting this property

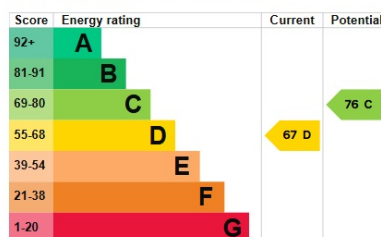
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (<http://www.99home.co.uk/>) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (<http://www.99home.co.uk/>)

