

## Stratheden Court, Market Street

Guide Price £62,500 Leasehold



# 5 Stratheden Court, Market Street, Torquay, TQ1 3BY

With a private courtyard, this retirement apartment is located in a sought after development and offers easy access to the high street and local amenities along with communal facilities and residents parking.

Stratheden Court is located a short walk from the town centre and high street and is for the over 60's community. The accommodation is on the lower ground floor, accessed via stairs or 2 lifts, and benefits from a front aspect and its own, private level courtyard area. The apartment comprises of a living room, modern fitted kitchen, double bedroom and a recently modernised shower room with walk in double shower. There is also a useful storage cupboard. Communally, there is the added benefit of a residents lounge and kitchen area, laundry and store room and the building also boasts two communal sun terraces and residents parking. Each room has emergency pull cords and there is a house manager, and if you have over night guests there is the use of the guest suite (at an additional fee).

The property enjoys good access to the local shops and high street along with excellent transport links via the Devon Link Road which offers an easy commute to Newton Abbot, Exeter and the M5 network beyond. For the outdoor lovers, the south Devon coastline with its picturesque beaches and Dartmoor National Park are both within easy striking distance.

## Approach

Communal entrance hall with intercom system and stairs and lift down to the lower ground floor. There is also access to the parking area. Front door opening into Flat 5.

## Hall

Coved and textured ceiling with useful storage cupboard. Telephone point and pull cord. Doors to

## Lounge 16'1" (4.9m) Max x 9'10" (3m) Max

Irregular shape and maximum measurements used. Coved and textured ceiling with tilt and turn double glazed door opening out to the private patio courtyard. Television aerial point, pull cord and opening to

## Kitchen 7'10" (2.39m) x 5'3" (1.6m)

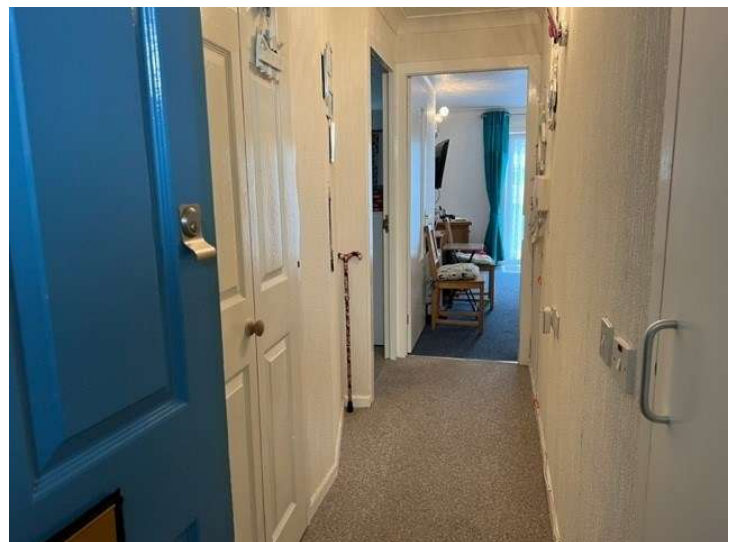
Recently re-fitted kitchen with a range of matching modern, high gloss white base and eye level units with squared work top and tiled splashbacks. Inset four ring electric hob with canopy above and oven below and inset stainless steel sink with mixer tap and drainer to one side. Extractor fan.

## Bedroom 18'0" (5.49m) Max x 8'5" (2.57m) Max

Irregular shape with maximum measurements used. Coved and textured ceiling with double glazed tilt and turn window to the front aspect and over looking the courtyard and park. Fitted wardrobe. Television and telephone aerial point.

## Shower Room

Coved and textured ceiling and extractor fan. Recently modernised shower room with tiled walls and concealed cistern WC, vanity wash hand basin with vanity mirror above with light and shaver point. Walk in double shower cubicle with electric shower. Wall mounted, ladder style heated towel rail.



### Outside

To the front of the property there is a private courtyard with walled and railed surround. This is a real `sun trap` in the morning. There are also two communal sun terraces within the building, along with private parking on a first come basis.

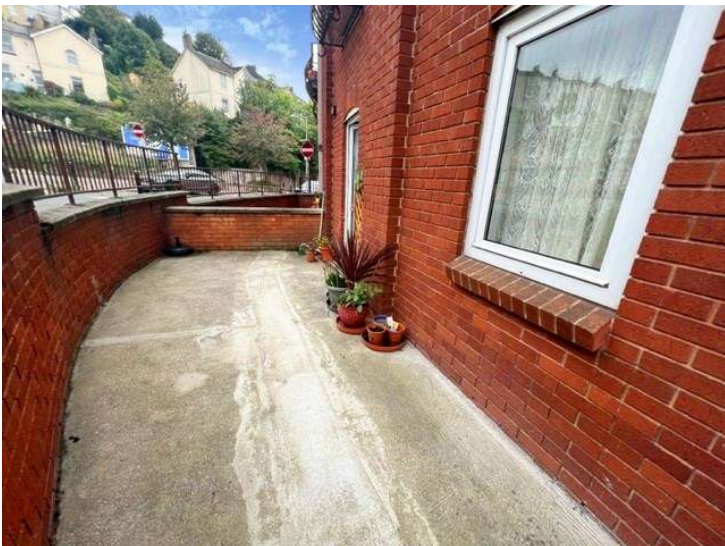
### Agents Note

We understand that the lease is 99 years from 1986 with a half yearly payment of c£1,400 to included building maintenance, service charge, building insurance and water rates. Ground rent is c£200 per year.

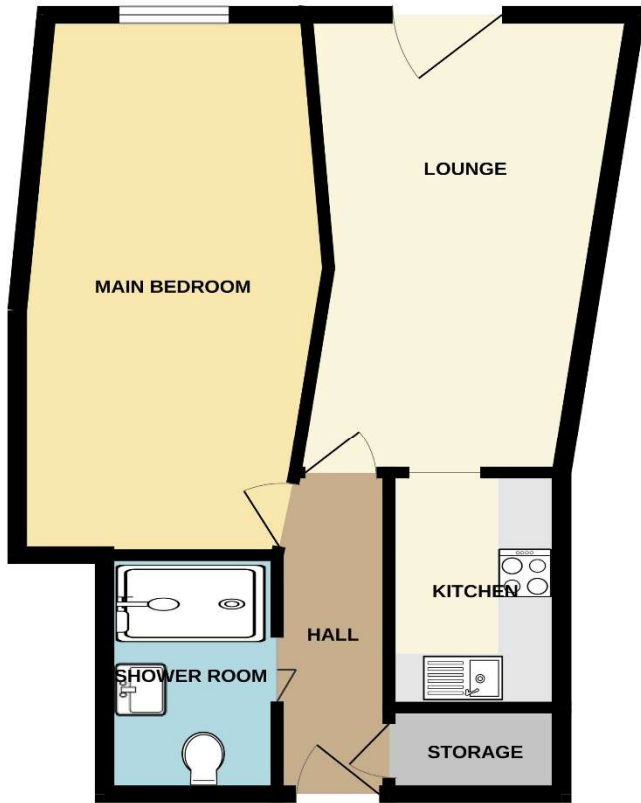
No Pets or sub letting allowed

Over 60` s only.

Council Tax Band: Band A



GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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