



## 4 Park Side Villas Palermo Road, Torquay, TQ1 3NW Offers in excess of £165,000

Goodmove presents this two bedroom apartment for sale at Park Side Villas, Torquay.

The property offers well-proportioned accommodation, with the lounge opening onto a balcony, a fitted kitchen, two bedrooms as well as a shower room. All of this is complemented by gas heating, as well as the development benefiting from allocated parking facilities for residents, a communal garden area, and drying facilities.

Conveniently located near local amenities and a short walk from Babbacombe and Oddicombe beach and Babbacombe Theatre.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



## Leasehold Information

170 years remaining on the lease

Ground rent: £50 per annum

Maintenance charge: £1,283 per year

This information is provided by the vendor and should be verified during the conveyancing process.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

