

LOT  
23

Flat 5, Bay Fort Mansions, Warren Road, Torquay TQ2 5TN

\*GUIDE PRICE £120,000+



General view of building

A one bedroom entry level apartment with sea views across to Brixham, located within walking distance of Torquay town centre.

#### DESCRIPTION

A one bedroom apartment located on the entry floor of the building. The property features a double bedroom with sea views, lounge with glorious sea views enjoyed from the large bay window, separate kitchen and a bathroom. The previous letting agents for the property have stated the apartment could command up to £600 PCM/£7200 PAE in rental income on an AST basis, or could be enjoyed as a residential home. Other apartments in the building have been used for holiday letting purposes which could have the potential to generate approximately three-fold income compared with residential lettings, depending on occupancy throughout the year. As a ground floor apartment, it allows easy access from street level.

#### LOCATION

Torquay is a Victorian town located on the South Devon coast, alongside its sister Torbay towns of Paignton and Brixham, which in turn form the Borough of Torbay. The local area has a busy town centre and bustling harbourside, which houses many bars and restaurants and the famed Princess Theatre.

#### ACCOMMODATION

**Entrance** Communal entrance to the apartment.

**Apartment** Hallway leading to the lounge, kitchen, bedroom and bathroom.

**Outside and Facilities** The property has the enjoyment of well-maintained communal gardens and benefits from a useful separate store room in the basement.

#### EPC

Energy Efficiency Rating - C

#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

Strictly by appointment only with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.