

LOT  
**101**

3a Coburg Place, Torquay TQ2 5SU

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

### Description

A one bedroom ground floor flat situated in Coburg Place, in close proximity of the town centre and seafront and having the benefit of its own private balcony area. The property is currently let on a rolling assured shorthold tenancy, generating an income of £600pcm/£7,200pae.

### Situated

Coburg Place is conveniently situated for Torquay town centre shopping and leisure facilities, along with the seafront, marina and beaches.

### Ground Floor

Communal entrance hall.  
3A Sitting room, kitchen, double bedroom, office/study area and bathroom.

### EPC Rating

D

### Council Tax Band

A

### Outside

Private balcony area access from the kitchen.

### Lease details

Lease length: 994 years from 1988  
Insurance: £225 per annum  
Ground rent: £25 per annum

### Viewings

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

