



Apartment 1C



Exeter 23 miles Dartmouth 11 miles Totnes 9 miles

A light and spacious 2 bedroom apartment with panoramic sea views over Tor Bay.

- Spectacular & Close Sea Views
- Walking Distance to Harbour/Town Centre
- Balcony off Sitting Room
- 2 Bedrooms (2 en suite)
- Parking & Communal Gardens
- In Need of Modernisation
- No Onward Chain

Offers Invited
£280,000

SITUATION AND DESCRIPTION

This fabulous apartment is ideally located right on the coastline of Torbay, you can literally hear the waves lapping on the shore below! The sea views are stunning and take in the whole of the bay where there is always plenty of activity, from watching the boats entering and leaving the harbour to powerboat racing, kitesurfing and occasionally the Red Arrows. The accommodation briefly comprises of two double bedrooms (master en suite), family bathroom, generous sitting/dining room with balcony, kitchen and entrance hall. Situated a stones throw from the coast, principally facing south west, with some of the best and closest sea views across the bay, this apartment is conveniently situated a short stroll from the harbour side with its many amenities and attractions including a myriad of restaurants and continental cafes offering international cuisine as well as showcasing the best of British food. Here you will also find Torquays international deep-water marina. For those that enjoy life on the ocean wave the English Riviera is perfect, with its nine beaches within the bay including some beautiful and secluded ones. Beacon Cove is situated right next to Imperial Court.

The bay has mainline railway links to London Paddington and the Cathedral city of Exeter and the motorway network is an easy commute thanks to the new South Devon Link Road.

ACCOMMODATION

Located on the 1st floor, the apartment is accessed by lift or stairs via the smart communal areas. The apartment front door leads to the entrance hall where there is a large cupboard ideal for coats and shoes. Off the hall is the well sized sitting and dining room, which through patio doors accesses the balcony. The stunning sea views can be admired from your chair in the sitting room through the patio doors or from

the balcony itself, where there is enough space for a table and chairs. On the opposite side of the hall is the kitchen that looks to the front of the building, the kitchen has a range of fitted units above and below the work surface. There is a stainless steel sink unit, space for a freestanding fridge/freezer and cooker, and space and plumbing for a washing machine. The master bedroom also enjoys the expansive sea views, is of a generous size and has a range of fitted wardrobes. The master en suite fitted with a bath with shower over, w.c, wash basin and heated towel rail. Bedroom 2 is to the front of the property with a built in cupboard and a window. The en suite for bedroom two is fitted with a bath with shower over, w.c, wash basin and heated towel rail..

OUTSIDE

A secure barrier leads to the parking area where there is a marked space for the apartment. To the rear of the building are the communal gardens, mostly lawned, with a beautiful outlook over the bay. Beacon Cove is next to the apartments perfect for the occasional swim!

SERVICES

Mains water, drainage and electricity Gas central heating.

TENURE

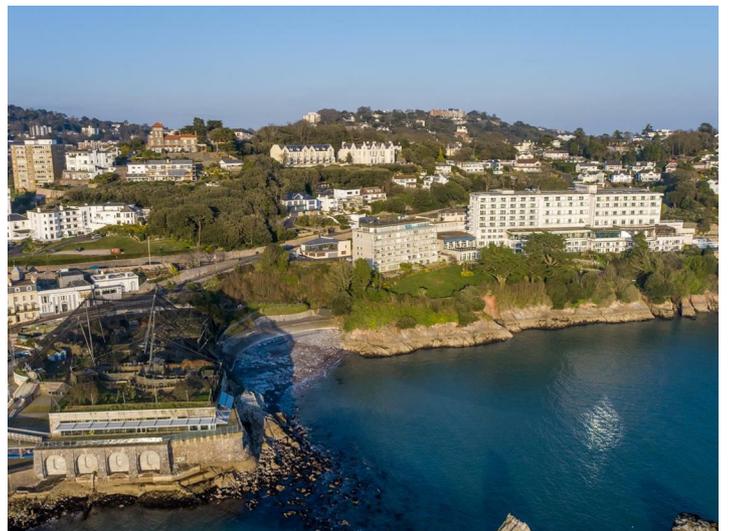
Leasehold from March 1998 for 122 Years

VIEWING

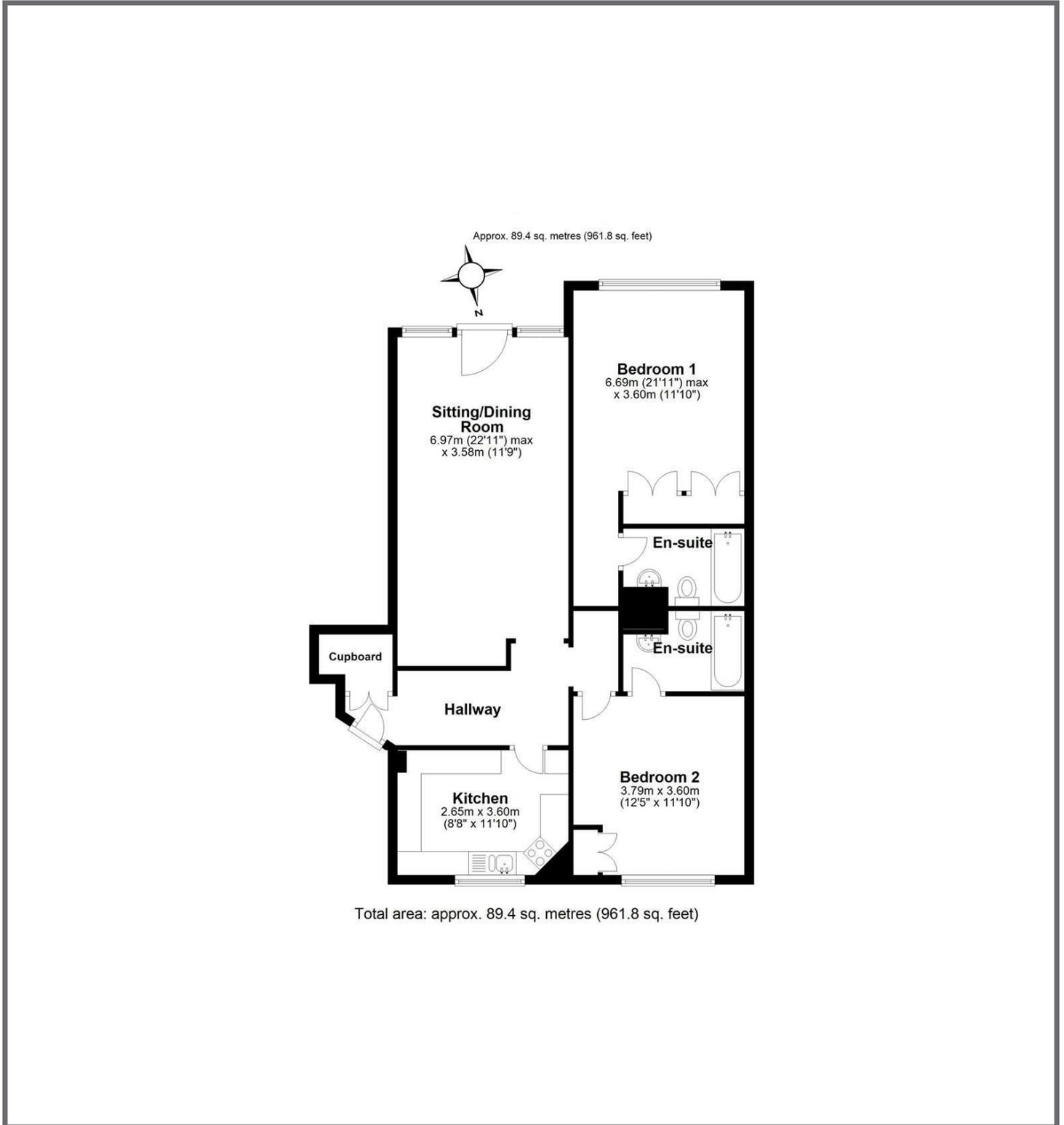
Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Stags Torquay follow around the harbourside turning right at the clock tower, proceed along Victoria Parade and continue past the Living Coasts, the Royal Torbay yacht club and you will find Imperial Court shortly on your right.



Apartment 1C, Imperial Court, Park Hill Road, Torquay, Devon, TQ1 2EP



These particulars are a guide only and should not be relied upon for any purpose.

6 Vaughan Parade, Torquay, TQ2 5EG



Energy Efficiency Rating		Current	Potential
<small>(Not a target - highest - lower running costs)</small>			
89-100	A		81
81-88	B		
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>(Not energy efficient - higher running costs)</small>			
England & Wales		EU Directive 2002/91/EC	

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