



**JOHN COUCH**
THE ESTATE AGENT

Abbey Sands
Torquay Devon
FINAL PHASE RELEASE



Abbey Sands

Torbay Road Torquay Devon TQ2 5FB
Price range £550,000 - £795,000



FOR SALE LEASEHOLD

Abbey Sands is an iconic development from award winning architects Kay Elliot offering an elevated approach to luxury beachside living in a prime Torquay location.

Inspired by the ocean going liners of the Art-Deco era we are delighted to announce that the final phase of this stunning building has now been released for sale. This intimate collection of just nine residences showcases wraparound views of Tor Bay with walls of glass allowing for an abundance of natural light.

The thoughtfully designed apartments have spacious open floor plans providing the ideal space for entertaining whilst the large windows create a truly immersive experience where you can watch life on the waterfront and the ever changing views of the bay unfold. Beach facing balconies provide space for outdoor living and after dark the twinkling lights on the esplanade and around the harbourside beckon.

LOCATION

Abbey Sands is set in a prime location on Torquay's level seafront where the esplanade flows around the bay giving easy level access to all that Torquay has to offer. These spacious two and three bedroom apartments offer the very best in luxury seaside living in a truly one off location. On the lower floor of the building are a small selection of cafes and restaurants with a more extensive choice dotted along the waterfront where many serve the finest seafood landed at nearby Brixham, the heart of the seafood coast. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the promenade and harbour area alive.

RESORT

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved, and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, restaurants and the International Marina, whilst the working harbour, sandy beaches, iconic palm trees and beach huts provide a timeless element.

Within the bay are many beaches and coves to explore, some are peaceful havens for relaxing and others offer water sports, fishing and boat trips. The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year. Boat trips around the bay and to Brixham and Dartmouth are very popular and traditional sporting opportunities including golf, tennis, bowls, and cricket are all close by.

On the doorstep is the medieval monastery of Torre Abbey set within 18 acres of gardens and parkland and housing an impressive art collection whilst the award-winning gardens have a wealth of exotic plants. There are year-round arts events including open air cinema, outdoor theatre and the annual Agatha Christie Festival.

Adjacent to the development is the Rock Walk first laid out during the Victorian era where a network of paths lined with exotic plantings flow up and around the hill and where at night you can ascend the illuminated staircase to a viewing platform.

VIEWING BY APPOINTMENT ONLY

SPECIFICATION AND DESIGN NOTES

BUILDING

- Secure entrance lobby with locked postboxes
- Lifts to all floors and level access to all apartments
- Contemporary entrance door with deadlock and spy hole
- Video/telephone door entry system
- Allocated residents parking
- Spacious decked balconies with glass privacy panels
- Outside lighting
- Communal bin store

KITCHENS AND BATHROOMS

- Symphony New York Premium Kitchens
- Full range of AEG integrated appliances
- Silestone countertops
- Utility areas
- Pocelanosia tiled floors to Kitchen and Bathrooms
- Villeroy & Boch sanitary ware
- Chrome heated towel rails
- Thermostatic Shower

GENERAL

- Walnut veneer internal doors with brushed steel ironmongery
- Symphony Wardrobes
- Double glazed windows and sliding doors appropriate for coastal location

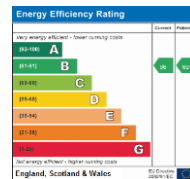
ELECTRICAL INSTALLATION

- BT and TV points to main living space and bedrooms
- Access to Virgin Media (Cable) and satellite TV via communal dish
- LED spot lighting with additional up-lighters to main living space ????
- Super-fast Fibre Broadband Available

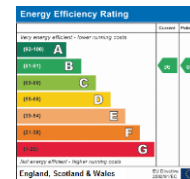
ENERGY EFFICIENCY AND HEATING

- Centralised gas fired central heating/hot water system with separate plant room and usage metered to each apartment.
- Mechanical ventilation heat recovery system
- White panel radiators with thermostatic controls

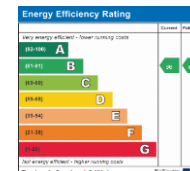
Council tax bands to be advised
 Remaining period of 199 year lease from March 2015.



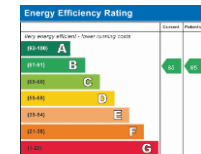
Apartments 22, 24 and 26



Apartment 15



Apartments 21 and 27



Apartments 19, 23 and 25

Residential service charge 2023/2024

£3,651.00

£6,383.00

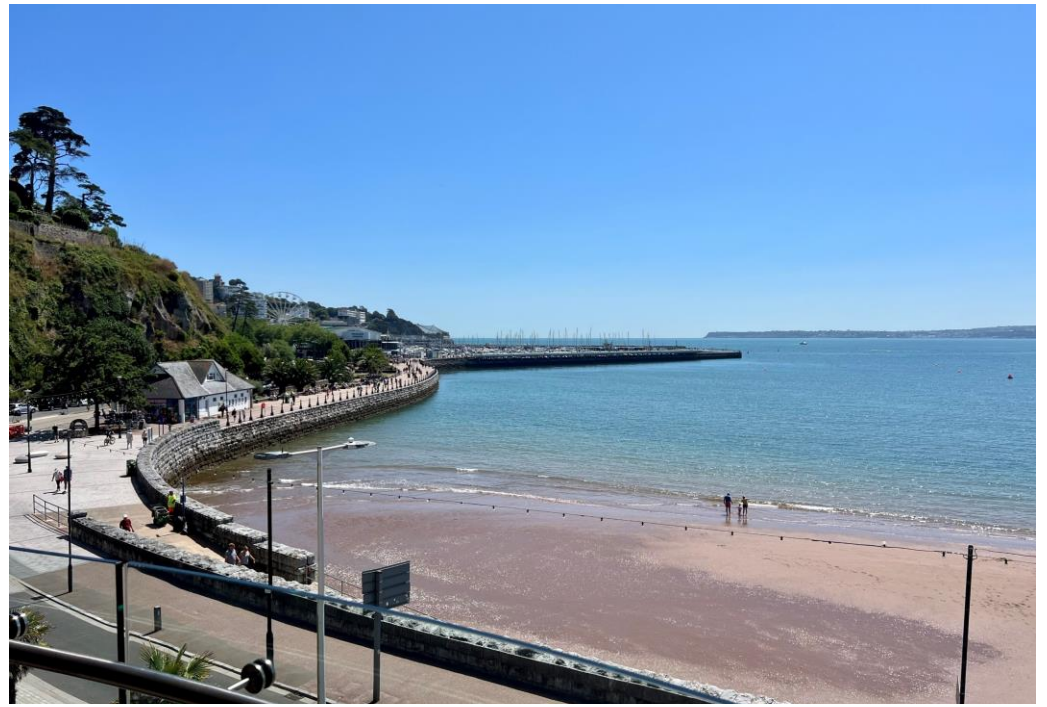
£5,151.00

£3,651.00











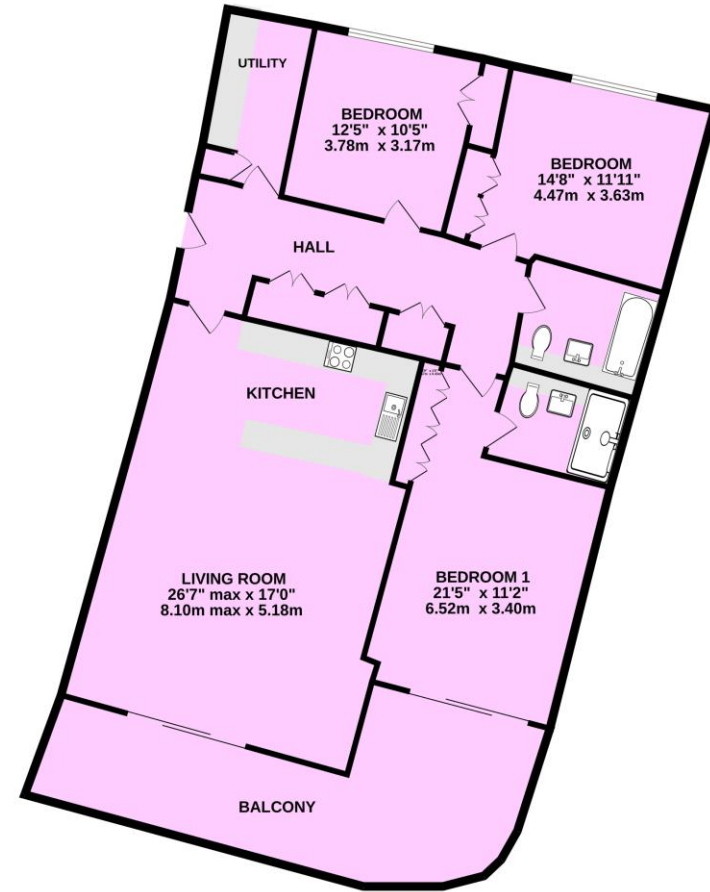
Apartment 15



TOTAL FLOOR AREA: 1650 sq.ft. (153.3 sq.m.) approx.
 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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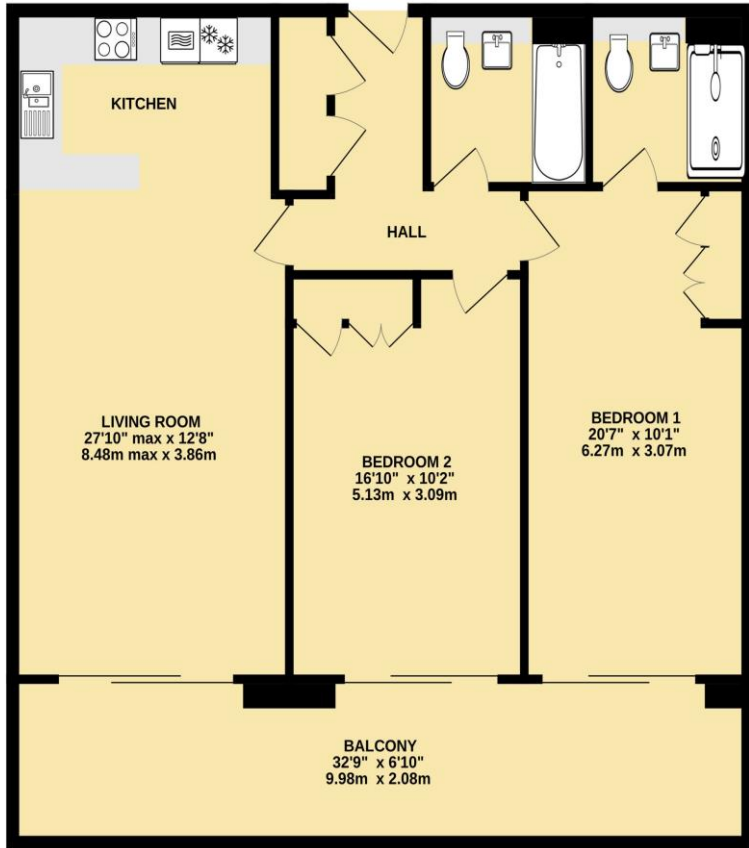


Apartments 21 and 27



TOTAL FLOOR AREA: 1348sq.ft. (125.2 sq.m.) approx.
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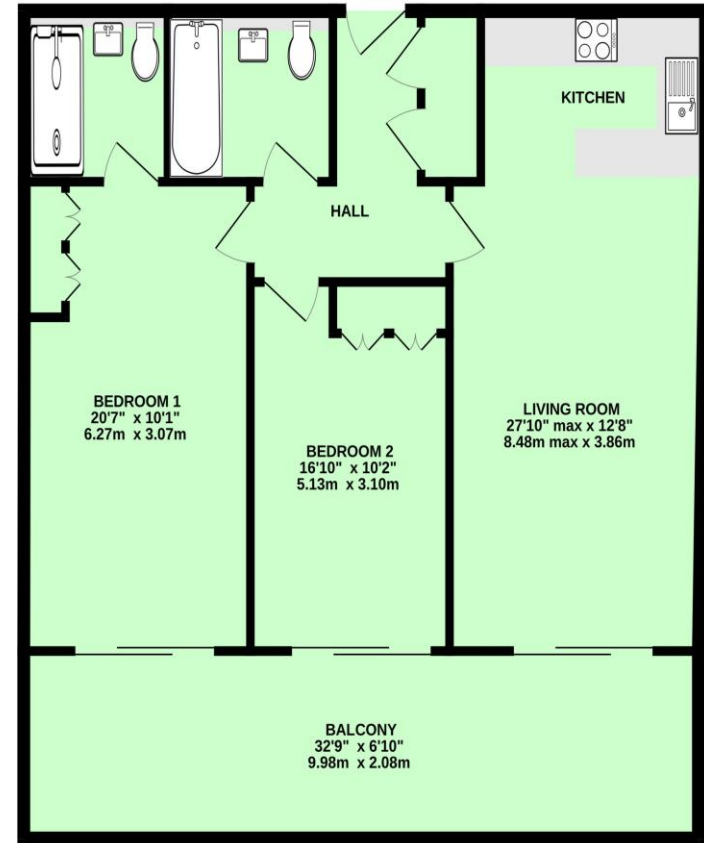
Apartments 22, 24 and 26



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.
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Apartments 19, 23 and 25



TOTAL FLOOR AREA : 976sq.ft. (90.7 sq.m.) approx.
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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.