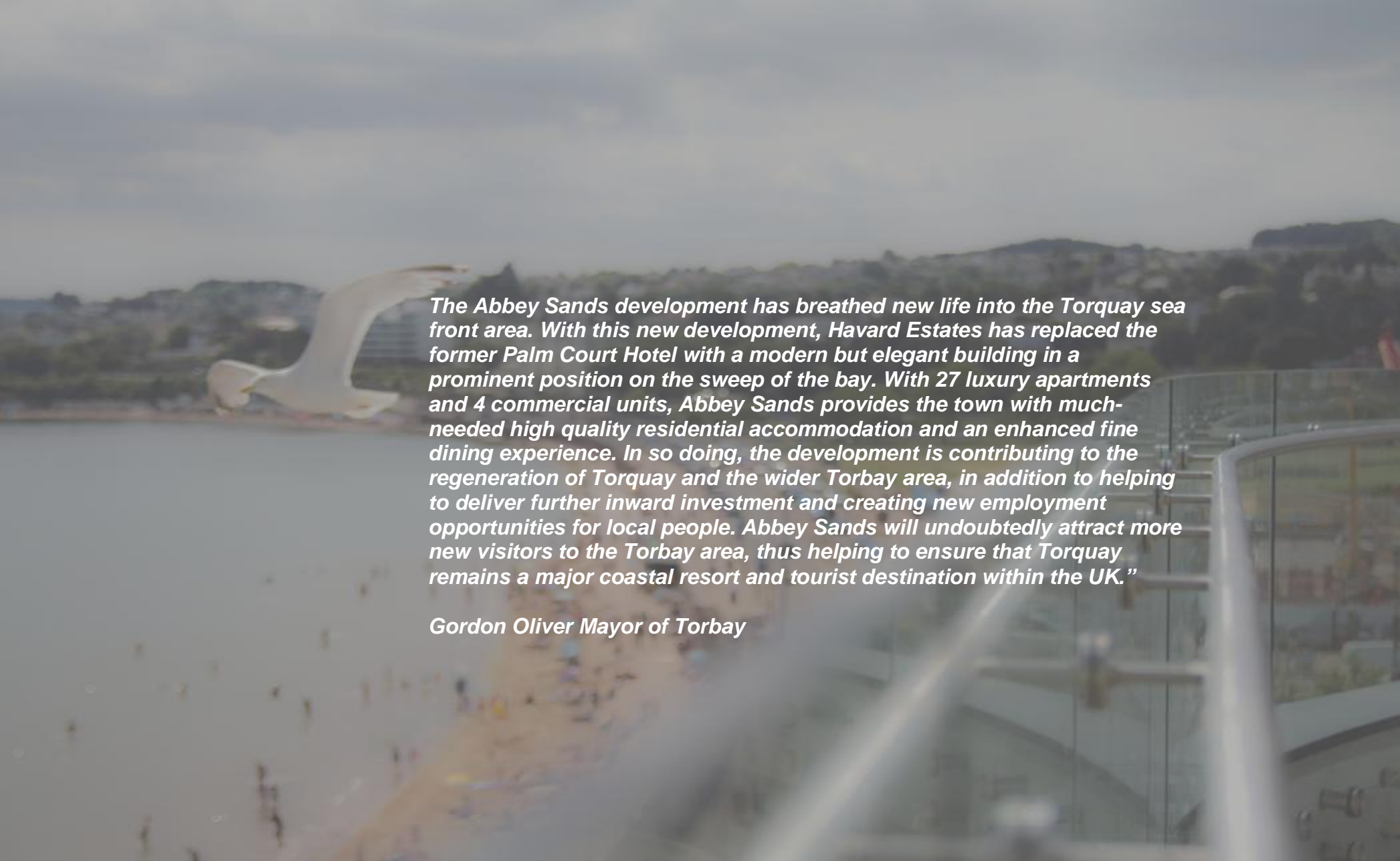




JOHN COUCH
THE ESTATE AGENT

Apartment s 4 & 9
Abbey Sands Torquay Devon
£425,000 Leasehold





The Abbey Sands development has breathed new life into the Torquay sea front area. With this new development, Havard Estates has replaced the former Palm Court Hotel with a modern but elegant building in a prominent position on the sweep of the bay. With 27 luxury apartments and 4 commercial units, Abbey Sands provides the town with much-needed high quality residential accommodation and an enhanced fine dining experience. In so doing, the development is contributing to the regeneration of Torquay and the wider Torbay area, in addition to helping to deliver further inward investment and creating new employment opportunities for local people. Abbey Sands will undoubtedly attract more new visitors to the Torbay area, thus helping to ensure that Torquay remains a major coastal resort and tourist destination within the UK."

Gordon Oliver Mayor of Torbay

VIEWING BY APPOINTMENT ONLY



In our view Abbey Sands is the English Riviera's most desirable address –
Make it your view too



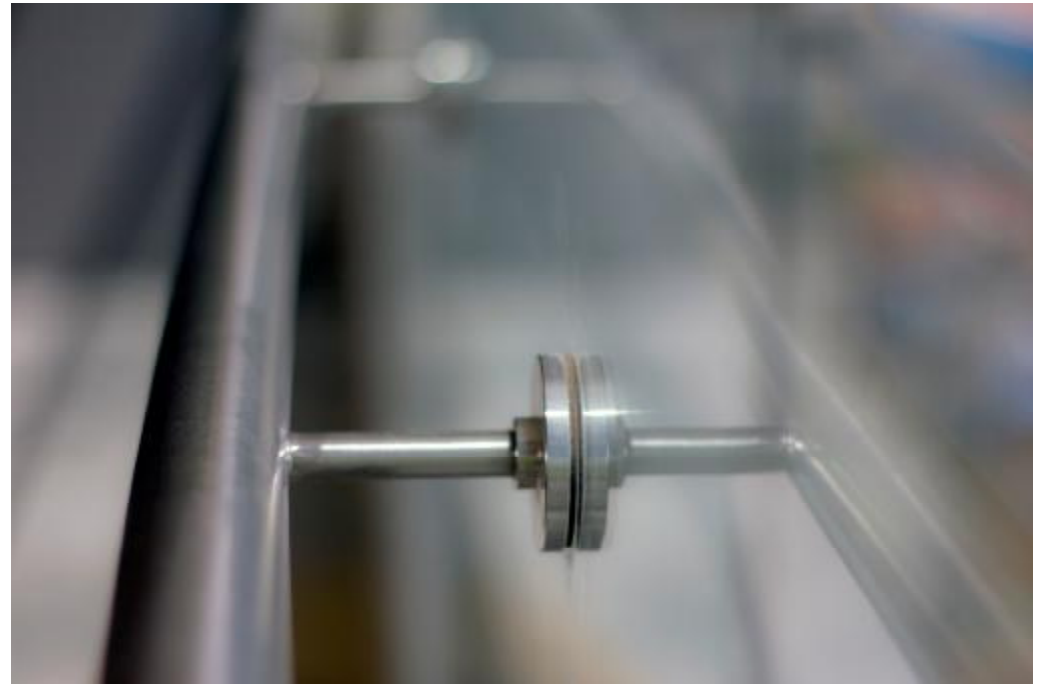
The latest development from Havard Estates is designed by world class architect Kay Elliott and constructed by Balfour Beatty. The design is influenced by the Art Deco style of the British seaside with its curving balconies and horizontal emphasis, resembling an ocean liner.

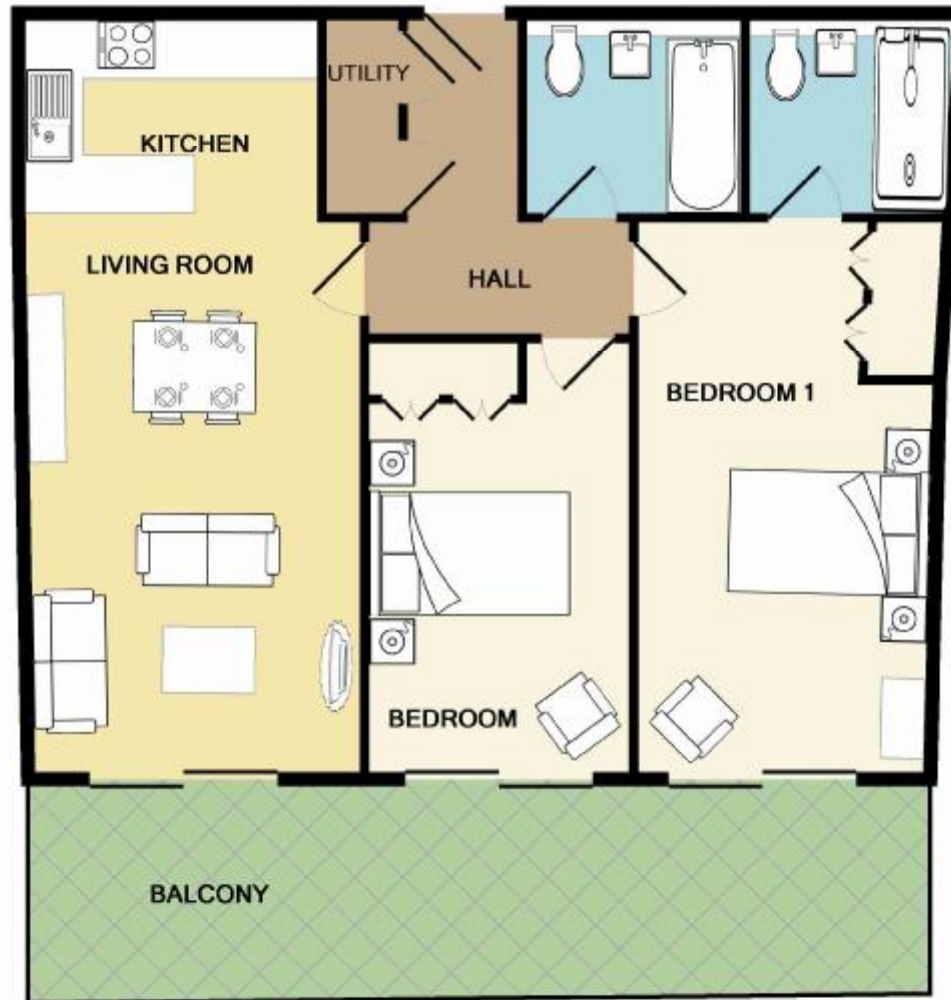
With breathtaking views of Tor Bay and a location fronting the beach at Torre Abbey Sands, the development is close to the Marina and the town centre, with easy access to all Torquay has to offer. Abbey Sands provides the opportunity to live a luxury lifestyle in a spectacular location, combining the best of beachfront and urban living.

APARTMENT 4 Level 4
APARTMENT 9 Level 3

SPECIFICATION AND DESIGN NOTES

- **KITCHEN**
Symphony New York Premium Kitchen
Utility area
Silestone work surfaces
AEG built-in oven
AEG fully integrated dishwasher
AEG induction hob
AEG built-in combi microwave and grill
AEG integrated fridge/freezer
- AEG semi integrated telescopic hood
Caple wine cooler
Porcelanosa ceramic tiled floor
- **BATHROOM AND EN-SUITE**
Villeroy & Boch sanitary ware
Chrome Vado taps
Fixed and hand held shower heads
Stone resin low level shower tray
Chrome flat heated towel rail
Porcelanosa ceramic tiled floor
Porcelanosa full height tiling with feature wall
- **INTERNAL FINISH**
Walnut veneer internal doors
Brushed steel ironmongery
Symphony wardrobes
Engineered hardwood flooring
Broadloom loop wool mix carpet to bedroom(s)
Walnut veneer over height V groove entrance door
- **ENERGY EFFICIENCY AND HEATING**
Centralised gas fired central heating/hot water system with separate plant room for boiler metered to each apartment
Mechanical ventilation heat recovery system
White panel radiators
Double glazed full height windows and sliding doors appropriate for coastal location
- **ELECTRICAL INSTALLATION**
BT points to main living space and bedrooms
TV points to main living space and bedrooms
Access to Virgin Media (Cable) and satellite TV via communal dish
Uplighters to main living space
Video and audio door entry system
- **GENERAL**
External decked balcony area
Bespoke glass privacy panels
Outside lighting
Allocated parking space
Lift access to all floors
Bin store
Secure entrance lobby with postboxes
- **LEGAL**
199 year lease
Freehold will be managed by Centrick Property
10 year Premier Guarantee Warranty
Estimate of service charge £1540.66
Ground Rent £500 per annum
Car Park £236.94 per annum





TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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 effect your decision to buy, please contact us before viewing the property.