



JOHN COUCH
THE ESTATE AGENT

Apartment 2a Imperial Court
Park Hill Road Torquay Devon

£599,000 Leasehold



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Situated to the second floor of this landmark building and with grandstand views out to sea and around Tor Bay, this exceptional two bedroom apartment has garage parking and is located within minutes of Torquay marina

- Outstanding bay views ■ Covered balcony
- Sitting/dining room ■ Contemporary kitchen
- Two double bedrooms with en-suite bathrooms
- Garage style parking

FOR SALE LEASEHOLD

With unforgettable bay views from most rooms, this well laid out second floor apartment provides a practical living space and a very comfortable and easy to manage residence with a south facing covered balcony and garage style parking.

LOCATION

Imperial Court is located within the Torbay Harbour Conservation Area and is adjacent to the Marina and the South West Coastal path which will take you along the level seafront promenade around the sweep of the bay and beyond.

Following the path in the other direction will take you past Beacon Cove towards Daddyhole Plain where the path drops down to the popular beach at Meadfoot with its iconic beach huts and waterside café. The path carries on towards Babbacombe and beyond.

The facilities of Torquay town are within easy reach with an excellent range of restaurants, and hotels that offer al-fresco dining. The wonderful lifestyle opportunities of the town and harbour are supported by the nearby friendly village style community of Wellswood, with convenience stores, pharmacy, French patisserie, pub, delicatessen, cafes and shops.

INTERIOR

The apartment is easily accessed from the communal entrance hall either via the lift or by stairs to the second floor.

The front door opens to a lobby which has two large storage cupboards with access to the kitchen found on the right hand side. This good sized room has been fitted with a contemporary range of white wall and base units, incorporating a range of integrated appliances and are complimented by contrasting countertops.

A large window provides excellent natural illumination and looks to the entrance of the development.

Adjacent to the kitchen the sitting/dining room is naturally zoned with the dining area having views to the harbour and provides excellent space for a large dining table and chairs.

The sitting area enjoys the same views to the harbour with the addition of full length patio doors that frame unbeatable views directly into the bay and gives access to the balcony from where the sea feels tantalisingly close.

This covered balcony has space for reclining chairs and provides the perfect spot to enjoy the sunshine during the day and to watch the twinkling lights of the bay once the sun has set.

VIEWING BY APPOINTMENT ONLY

Returning to the hallway a door opens to the principal bedroom. This large bedroom enjoys the same captivating views as the living room and has fitted wardrobes to one wall providing excellent storage space. The French doors give access the outside balcony area and provide stunning southerly bay views.

The adjacent bathroom has a double width walk in shower cubicle and a contemporary basin and WC.

The second bedroom is also a large room with built-in storage and this room also has French doors opening to the balcony area. These doors provide an abundance of natural light whilst framing the stunning views to sea. A modern en-suite bathroom incorporates a bath with over bath shower.

RESORT

Torquay retains the feel of a traditional seaside resort with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by an international marina and a delightful array of shops, galleries and cafes.

Many bars and restaurants dot the waterside offering the opportunity to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast. The area has numerous beaches ideal for water sports and fishing. There are also many sporting opportunities with golf, tennis, rugby, football and cricket available close by.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular coastal town of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties nearby offer many opportunities for leisurely days away from the coast.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND G
(£3721.41 Payable 2024/2025).

CURRENT MAINTENANCE/LENGTH OF LEASE Maintenance £1696.61 per quarter. 115 year lease from 22/9/2005, lease expiry date 29/9/2120, 96 years remaining. Owners now have a share of the freehold, new 999 year lease in preparation.

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) and Superfast (Cable) (Estimated Ofcom data).

GENERAL GUIDANCE Shorthold tenancy agreements and dogs are permitted with the permission of the Resident's Association. Holiday letting is not permissible. (Subject to confirmation by the Management Company)



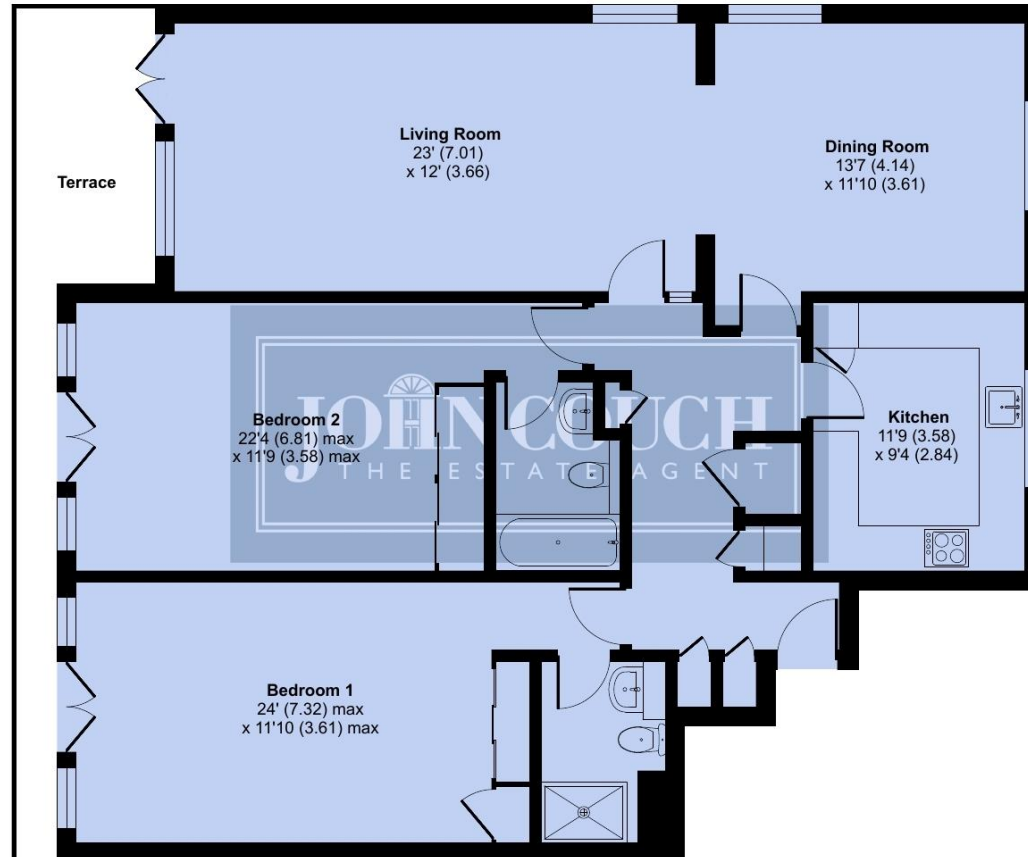






Approximate Area = 1306 sq ft / 121.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for John Couch The Estate Agent. REF: 1169713

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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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.