



**JOHN COUCH**  
THE ESTATE AGENT

CI Masts Warren Road  
Torquay Devon

**£399,950 Leasehold**





# Apartment C1 Masts Warren Road Torquay Devon TQ2 5SW

## £399,950 Leasehold



A spacious one bedroom apartment encapsulating the essence of seaside living, positioned to showcase the stunning views of Tor Bay, with a large south facing balcony, gated undercover parking and communal gardens

*The apartment is entry level from the road side but is on the fourth floor from the seaward side.*

- Stunning, uninterrupted sea views
- Full-width balcony
- Open plan living space
- Cloakroom/WC
- Bedroom with en-suite shower
- Storage cupboards
- Secure undercover parking with individual EV charging point
- Communal gardens

### FOR SALE LEASEHOLD

Masts is a landmark building that was constructed in 2009 using a mix of traditional build and timber frame to provide luxury apartments in an elevated location with uninterrupted coastal views.

This apartment has an open plan living space and full-width balcony designed to maximise the expansive views that stretch from the marina and pier across the bay to the lighthouse at Berry Head, taking in the surrounding coves and hillsides and the open sea of the English Channel.

### LOCATION

Located within the Belgravia Conservation Area, Warren Road is a pleasant tree lined road set above the marina where pathways wind down the hill to the level seafront promenade that curves around the bay.

The location is well positioned for easy access to local hotels, a selection of restaurants, the harbourside, Princess Theatre and the sandy beach at Torre Abbey Sands. Local buses and Torquay Railway Station are also within easy reach.

### INTERIOR

From the road the front door to the apartment opens directly to the entrance hallway where there are good storage cupboards and a cloakroom/WC.

The open plan living space is defined by the large patio doors that open to the balcony and frame the fabulous views.

The room provides a natural space for comfortable furniture to be placed for enjoyment of the views with the kitchen/dining area set towards the back of the plan.

The fitted kitchen has a good range of wall and base units capped with granite countertops and fitted with a good range of quality appliances. A large built-in granite table creates a superb dining space and with the added benefit of some additional storage to the rear.

The bedroom also enjoys the amazing views through the full length patio doors which open to the balcony. This room has a large built-in wardrobe with sliding mirrored doors and plenty of space for additional bedroom furniture. A well-fitted contemporary en-suite shower room completes the accommodation.

### OUTSIDE

From the living room and bedroom patio doors open to the balcony that spans across the space and has stainless steel and glass balustrading. The balcony is a superb place to enjoy the sunshine and dine al-fresco.

**VIEWING BY APPOINTMENT ONLY**



Below the building is the parking garage providing secure gated parking with personal EV car charging and access to the building via a lift or stairs.

To the southern seaward side of the building are communal gardens for the exclusive use of the residents and from here a pathway leads to a locked gate giving direct access onto the restored Rock Walk gardens providing an attractive pedestrian short-cut to the seafront promenade.

### **RESORT / AREA**

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, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is 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.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

### **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 international airport at Exeter provides a gateway to destinations further afield.

**SERVICES** Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric heating.

**CURRENT PROPERTY TAX BAND D** (Payable Torbay Council 2024/2025 £2232.85)

**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Estimated Ofcom Data)  
**BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

**CURRENT MAINTENANCE/LENGTH OF LEASE** £1866.52 per annum. 999 year lease from 1/08/2008, lease expiry date 01/08/3006, 982 years remaining. Owners own a share of the freehold.

**GENERAL GUIDANCE** Shorthold tenancy agreements and holiday letting is permitted. Pets are allowed with permission but only for residential owners. (Subject to confirmation by the Management Company)

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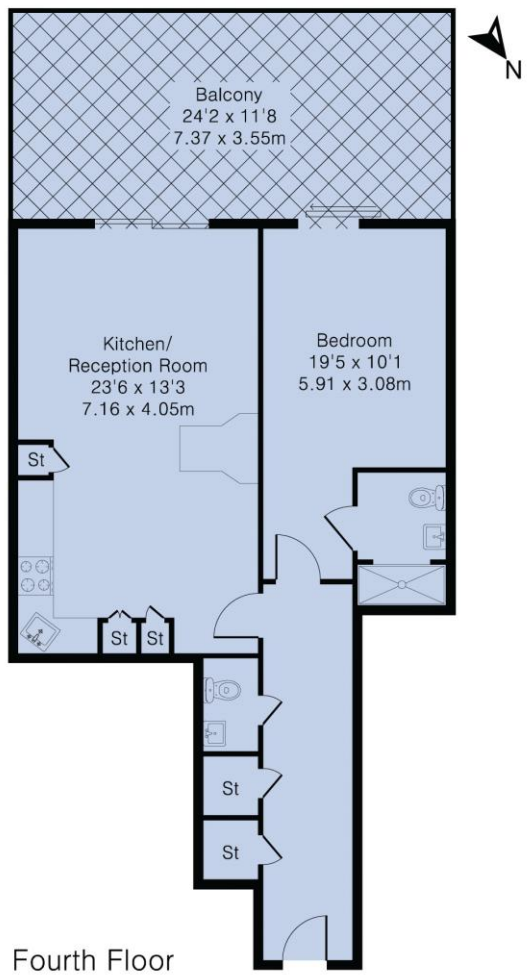








Approximate Gross Internal Area 667 sq ft - 62 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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.