



**JOHN COUCH**
THE ESTATE AGENT

Apartment DB Imperial Court
Parkhill Road Torquay Devon

£310,000 Leasehold



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Positioned within an established development, with access at entry level, this spacious two-bedroom apartment enjoys breathtaking views across Tor Bay just moments from Torquay's harbour, marina and seafront, offering privacy and calm

Entrance hall ■ Living room ■ Kitchen
2 bedrooms ■ 2 bathrooms (each en-suite)
Balcony ■ Allocated parking

FOR SALE LEASEHOLD

Enjoying an enviable position within an established development, this well proportioned two-bedroom apartment commands spectacular views across Tor Bay towards Berry Head, the surrounding coastline of Tor Bay and the open waters of the English Channel.

Set within a peaceful and low-traffic environment, the development offers a sense of privacy and calm while remaining just moments from Torquay's harbour, seafront and marina. The apartment has the benefit of an allocated parking space.

A private balcony extends directly from the principal living space and is perfectly positioned to take full advantage of the far-reaching coastal outlook. The views are a defining feature of the property, changing throughout the day with the tide, weather and light across the bay.

Internally, the apartment provides generous and well-balanced accommodation, including two spacious double bedrooms, each with fitted wardrobes and its own en-suite bathroom. The layout is practical and in good order, offering comfortable living as it stands, while also presenting clear scope for modernisation—particularly within the kitchen—to create a more contemporary coastal home tailored to individual taste.

The property is presented in clean and tidy condition throughout, forming a solid and well-proportioned base that allows the incoming purchaser to enhance and personalise.

An appealing aspect of the location is its immediate proximity to Beacon Cove, a small and well-known sheltered beach. The cove is noted for having been a favourite beach of Agatha Christie, who was born in Torquay, adding a subtle point of local interest.

LOCATION

Torquay is a well-established seaside resort centred around a lively continually evolving harbourside, home to Torquay Marina, lined with restaurants, cafés, bars and independent shops. It forms the town's social heart and remains active throughout the year, beyond the traditional holiday season. A continuous promenade links the harbour to the main beach, creating a seamless seafront that defines everyday life in the town. This direct connection to the coastline supports both relaxed coastal living and strong year-round appeal.

The town is well served by everyday amenities, out-of-town retail, and leisure facilities including golf and tennis, alongside key cultural and heritage assets such as Torre Abbey and its gardens. A year-round programme of events include a major two-to-three-day air show, the festive "Bay of Lights" Christmas installations, music festivals across the summer, and a full calendar of performances at the Princess Theatre, which hosts touring West End style productions, comedy and live music throughout the year.

VIEWING BY APPOINTMENT ONLY

CONNECTIVITY

The South Devon Highway provides a direct route to the A380, which offers efficient onward connections to the M5 motorway and Exeter, ensuring straightforward access across the South West and to the wider national motorway network. Rail services provide direct connections to Newton Abbot, where passengers can join the national intercity rail network. In addition, direct services operate from Torquay to London Paddington, providing a well-established and convenient link to the capital for both business and leisure travel.

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 (Payable Torbay Council 2026/2027 £4094.98)

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

CURRENT MAINTENANCE/LEASE TERMS

£4925.56 (to include heating). 999 year lease from 01/05/2023, lease expiry date 30/04/3022, 996 years remaining.

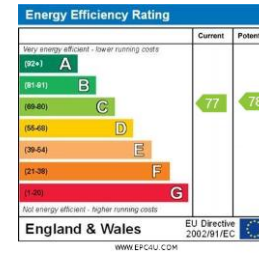
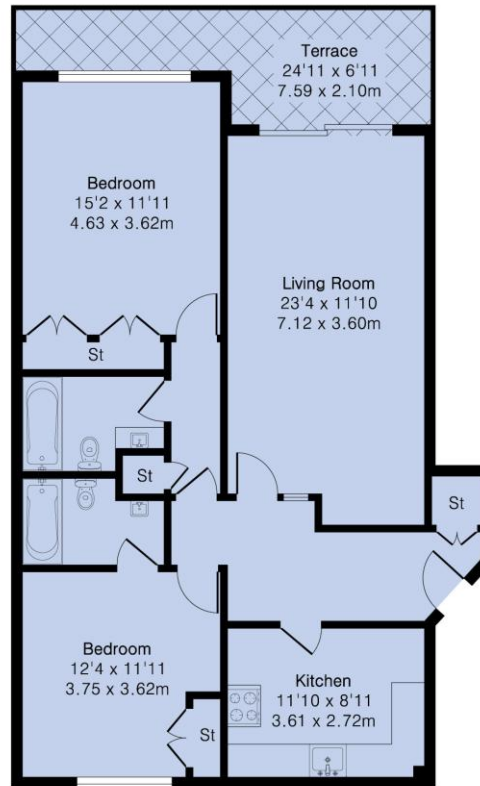
GENERAL GUIDANCE Short term letting is permitted. Well behaved pets by permission of the Management Company.







Approximate Gross Internal Area 990 sq ft - 92 sq m



Upper Ground Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.