



23 The Atrium Higher Warberry Road Torquay Devon TQ1 1TJ

£235,000



Situated to the top floor the apartment forms part of a distinctive development situated to the side of the development with open views over the surrounding area from the balcony

Entrance hall ■ Living room ■ Balcony
Kitchen ■ Bedroom ■ Bathroom
Landscaped communal grounds
Allocated parking space

FOR SALE LEASEHOLD

Situated to the side of the development taking in open views from the balcony over the surrounding area, the apartment forms part of a distinctive development of 23 residential apartments centered around a covered atrium arranged over four floors.

The apartment is situated to the top floor, accessed by lift or stairs, with the accommodation comprising of a living room opening to a balcony, kitchen, bedroom and bathroom. The development is approached through a gated entrance and sits in landscaped gardens specifically for the residents enjoyment. Allocated parking space with visitors parking.

Higher Warberry Road is well placed for Wellswood with its comprehensive range of amenities including shops, restaurants, Post Office, supermarket, public house and the Parish Church of St Matthias. Wellswood is also home to the prehistoric caves of Kents Cavern, one of Torquay's leading tourist attractions. A regular bus services operates from the Babbacombe Road.

With clean beaches, beautiful parks and gardens, Torquay has a wealth of natural beauty surrounded by a stunning coastline and sheltered sailing waters. Opportunities exist for sporting and leisure activities, shopping experiences include independent stores, galleries and of out of town shopping centres with an

ever improving dining culture with restaurants ranging from beach front cafes to restaurants for fine dining. Communication links include a direct rail service to London Paddington linking with the inter-city network at Newton Abbot and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

Half glazed front door into **ENTRANCE HALL** Video entry system. Telephone point. Central heating thermostat. Cupboard with shelves. Utility cupboard with double doors housing the Valliant gas fired central heating boiler, mega flow hot water cylinder, plumbing for washing machine, hanging rail and light. Coved ceiling.

BATHROOM Partly tiled walls. Panelled bath, handles, mixer tap/shower attachment, circular shower rail and curtain, close coupled WC, pedestal wash basin, mirror, shaver socket. Vent Axia extractor fan. Down lights. Coved ceiling. Ceramic tiled floor. Radiator. Door to hall.

BEDROOM Double glazed door, side panel, opening to the **BALCONY** featuring balustrading with wooden handrail taking in open views over the surrounding area. Fitted wardrobes to one wall with mirrored doors, shelves and hanging rail. Telephone point. Tall radiator. Coved ceiling. Door to bathroom.

LIVING ROOM Two double glazed windows, one looking to the side taking in views over the surrounding area towards the sea, double glazed door opening to the **BALCONY** featuring balustrading with wooden handrail taking in open views over the surrounding area. Television and telephone points. Inset ceiling lights. Two radiators. Double doors into:

KITCHEN Work tops on three sides, units beneath and over, one with aluminium shutter style door, illumination beneath and over. Inset one and a half bowl stainless steel sink, mixer tap, built-in slim line Electrolux dishwasher, bottle store, Zanussi range style gas cooker, extractor hood over, built-in AEG microwave, space for under work top fridge. Inset ceiling lights.

OUTSIDE Landscaped communal gardens for the residents enjoyment with seating area, trees and well maintained flower beds. Storage cage to the lower level. Allocated parking space, visitors parking.

CURRENT MAINTENANCE/LENGTH OF LEASE £2,170.35 per annum, remaining period of 999 year lease from 2003.

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

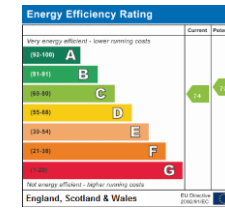
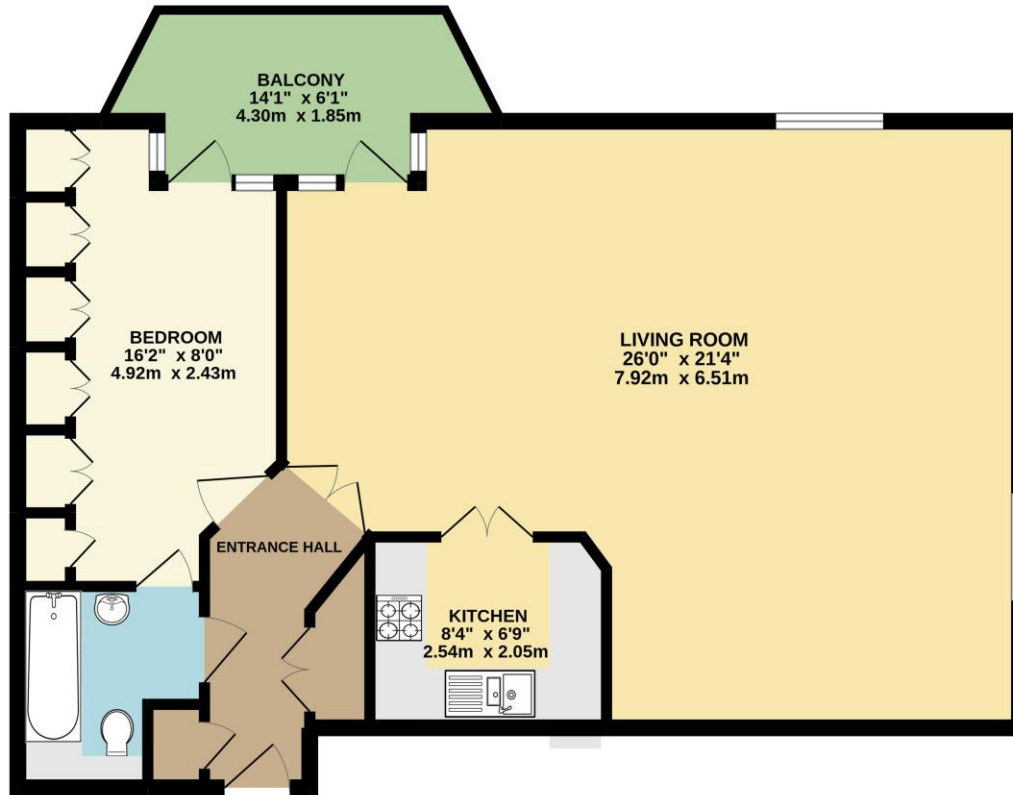
CURRENT PROPERTY TAX BAND D (Payable 2023/2024 £2132.74). **VIEWING** By appointment with the Vendors Agents

VIEWING BY APPOINTMENT ONLY





23 THE ATRIUM
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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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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.