



JOHN COUCH
THE ESTATE AGENT

**1B Imperial Court
Parkhill Road Torquay Devon**

£350,000 Leasehold



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Torquay Devon TQ1 2EP

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With captivating views into Tor Bay and just a short stroll from the Marina, this two bedroom apartment with parking and a south facing balcony provides a comfortable home for seaside living

Entrance hall ■ Kitchen ■ Sitting/dining room ■ Balcony
2 bedrooms ■ 2 en-suite shower rooms
Allocated parking space

FOR SALE LEASEHOLD

Presented in classical style this two bedroom, first floor apartment provides a low-maintenance home with unforgettable bay views in a much sought-after location adjacent to Torquay harbourside, with balcony and parking.

LOCATION

Imperial Court is located within the Harbour Conservation Area and is adjacent to the Marina and harbourside where cafes and restaurants dot the waterfront. The south west coastal path runs along here following the level seafront promenade and the curve of the bay giving easy access to all that Torquay has to offer. To the east the footpath takes you past Beacon Cove and rises to Daddyhole Plain before dropping down to the popular beach at Meadfoot.

INTERIOR

The apartment is conveniently located on the first floor and is easily accessed from the smart communal entrance hall via the lift or stairs. The front door opens to the hallway which has a storage/cloaks cupboard and gives access to all the accommodation.

On entering the living space the extensive bay views draw you to the full length sliding doors which open to the balcony from where the sea feels tantalisingly close. This spacious room allows for a dining table and chairs and also for comfortable furniture to relax and enjoy the bay views.

The kitchen has been fully fitted with a good range of wall and base units capped with contrasting countertops and the integrated appliances include double oven, dishwasher and washing machine.

The principal bedroom is very spacious and has large picture windows framing the enticing views around the Bay. There are fitted wardrobes to one wall and a new contemporary bathroom with double-width walk-in shower. There is an additional double bedroom which also has a good range of fitted wardrobes and a new contemporary bathroom also with a double-width en-suite shower.

OUTSIDE

The covered south-facing balcony has space for table and chairs and is lovely place to relax and watch the boats in the bay. These captivating marine views are constantly changing and after dark the twinkling lights of the waterfront and around the bay provide a fascinating night time panorama. To the front entrance of the building is an allocated parking space.

AREA

Enviably located within a large sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the International Marina and a good range of shops, with many café bars and restaurants dotted along the waterfront.

The area has a choice of beaches with an array of water sports and fishing also available. There are very many sporting opportunities close by including world class sailing events where boats can be seen competing in the bay.

COMMUNICATIONS

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

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

CURRENT PROPERTY TAX BAND G (£3899.72 Payable 2025/2026). **CURRENT MAINTENANCE/LENGTH OF LEASE** Maintenance TBC 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).

Short term letting is permitted, well behaved dogs are permitted with the consent of the Management Company.

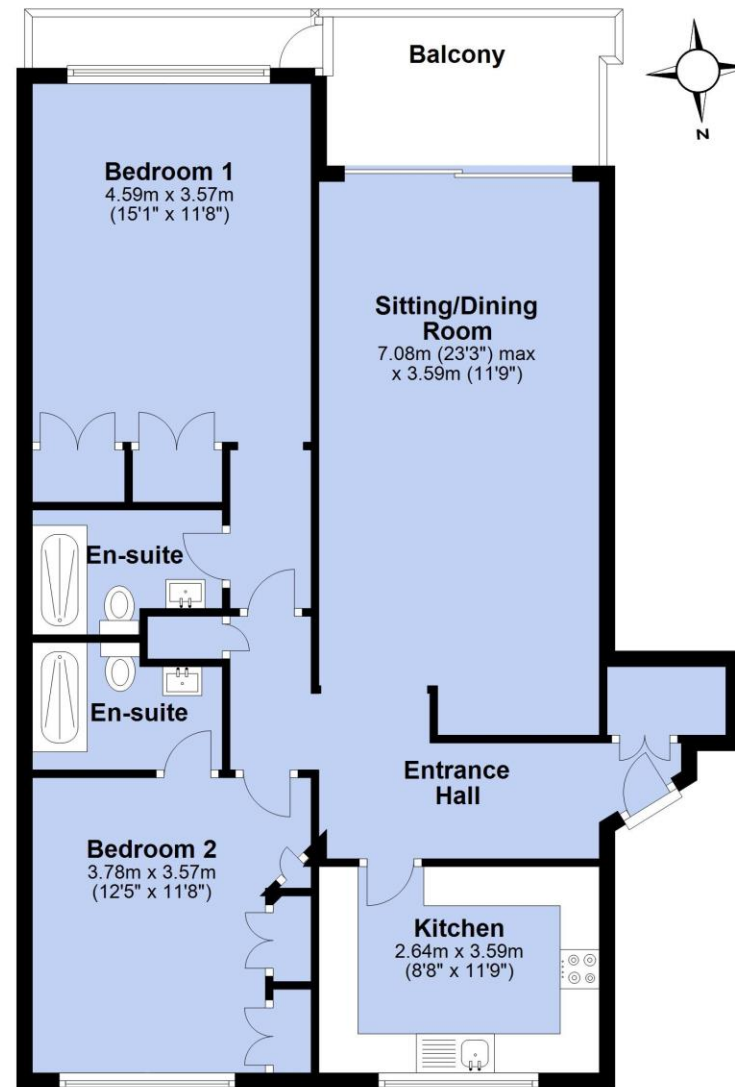
VIEWING BY APPOINTMENT ONLY







Approx. 89.4 sq. metres (962.7 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Total area: approx. 89.4 sq. metres (962.7 sq. feet)

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.