



**JOHN COUCH**
THE ESTATE AGENT

19 Waldon Court St Lukes Road South
Torquay Devon

£350,000 Leasehold



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Torquay Devon TQ2 5PB

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A fabulous two bedroom marine apartment stylishly re-imagined with a garage and south facing balcony, positioned to take advantage of the stunning panorama across Tor Bay and with immediate views into the marina

- Panoramic views of Torbay ■ Convenient for sea front promenade
- Open plan kitchen/living space ■ South-facing balcony
- Two double bedrooms ■ Contemporary bathroom/WC
- Garage parking

FOR SALE LEASEHOLD

Set within a well-regarded development that was constructed in the early 1960s, this immaculate apartment has undergone a clever programme of refurbishment to maximise the feeling of space and to provide a stylish and contemporary home for maximum enjoyment of the stunning bay views.

LOCATION

Waldon Court is set within the Belgravia Conservation Area on an attractive tree lined road set above the marina. This road encircles the hillside and comprises a mixture of Victorian properties and more modern developments.

A nearby footpath flows down the hill to Rock Walk which brings the seafront promenade harbour, marina and beaches all within easy reach. Buses are available in the vicinity and there are local facilities available in nearby Croft Road, Belgrave Road and Lucius Street.

INTERIOR

From the parking area a door opens to the communal entrance with stairs rising to the second (top floor) where a small lobby gives access to this and one other apartment.

The front door opens to reveal a fabulous contemporary open-plan living space with stunning bay views that draw you to the large windows and out onto the covered balcony. This space has been stylishly re-imagined with matt white walls creating a Mediterranean luminosity to the space.

The open plan layout has been cleverly designed to provide a kitchen where the working elements are tucked into a niche and where quartz countertops flow around to create a natural division and provide a breakfast bar for dining.

The kitchen has wonderful clean lines with a sleek design aesthetic and some neatly integrated appliances. The large window frames the stunning bay views across the balcony.

The living area provides good space for relaxed seating with the windows drawing you towards the amazing views which change throughout the day and as the sun sets the scenery is further enhanced by the twinkling lights of the bay and the flashing sweep from the beam of the Berry Head lighthouse at Brixham.

The apartment has two double bedrooms both with built-in wardrobes and large picture windows overlooking the entrance side of the building. Servicing these two bedrooms is a beautifully fitted bathroom with WC, basin and a contemporary bath with a shower over.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

From the living room a glass paned door opens to the covered balcony from where the panoramic bay views can be fully appreciated and in the foreground the lawns of the communal gardens are visible. The south-facing balcony provides a wonderful space to relax and enjoy any available sunshine or to dine al-fresco whilst observing the yachts in the bay.

There is a single garage in the block with an up and over door and some visitor parking available.

AREA

Located within a large sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

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. Electrically heated radiators, time controlled. Low energy lighting in all fixed outlets.

CURRENT PROPERTY TAX BAND C (Payable Torbay Council 2024/2025 £1984.75)

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 Annual Service Charge (estimated for 2024) £2200 per annum. 999 year lease from 13 June 2011, lease expiry date 13/6/3010, remaining period 986 years. Owners own a share of the freehold.

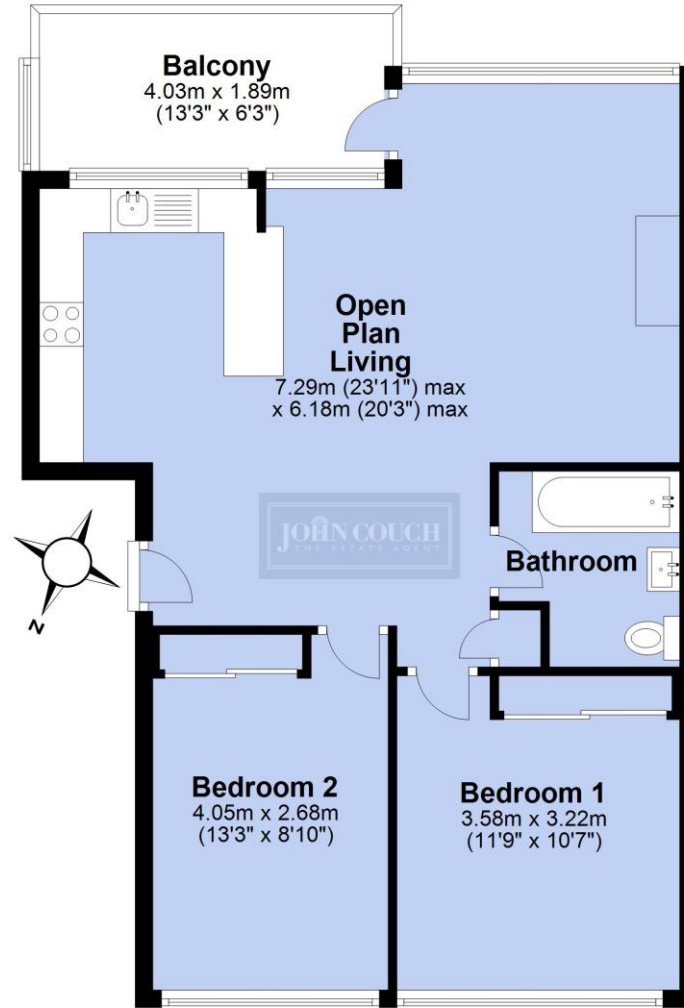
GENERAL GUIDANCE Pets and short term letting are permissible. Holiday letting is not permitted.





Waldon Court

Approx. 62.6 sq. metres (673.7 sq. feet)



Total area: approx. 62.6 sq. metres (673.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	79
(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.