



JOHN COUCH
THE ESTATE AGENT

19 The Atrium Higher Warberry Road
Torquay Devon

£365,000 Leasehold



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Torquay Devon TQ1 1TJ

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A stylishly presented two-bedroom penthouse apartment with far reaching views across the conservation area looking to both Lyme Bay and Tor Bay, with a covered balcony, allocated parking, storage area, communal atrium and well-maintained communal grounds

- Penthouse apartment with sea views ■ Covered balcony
- Living/dining room ■ Kitchen
- Two double bedrooms ■ En-suite and family bathroom
- Parking ■ Storage unit ■ Communal atrium ■ Gardens with seating

FOR SALE LEASEHOLD

The Atrium is a very well-regarded purpose-built development with a contemporary design that embraces the Victorian heritage of the location and pays homage to the Victorian Villa that once stood on this site. Built just over twenty years ago this stylish penthouse apartment has well laid out and spacious accommodation with each room designed for maximum enjoyment of the views.

The covered balcony provides excellent outside space from where the lovely views over the surrounding area and into the bay can be even more fully enjoyed.

This sizeable apartment is perfect for anyone seeking a relaxed and leisurely lifestyle and has its own allocated parking and lockable storage room located in the basement of the building.

LOCATION

The Atrium is to be found in an elevated position within the Warberries Conservation area which is sought after for its quiet ambiance and fine period buildings. This location is within easy reach of the harbourside and facilities of the town with local buses available nearby.

The beaches at Meadfoot and Anstey's Cove with their waterside cafes are also close by and there is an excellent range of amenities at the nearby village style community of Wellswood where there is a parish church, pub, shops, salons, convenience stores, delicatessen, post office, pharmacy, restaurant and cafes.

INTERIOR

Approached through electric gates the smart entrance hallway provides access to the second floor by means of lift or stairs. From here the front door opens to the hallway of the apartment which is a lovely space providing room for a console table and chair and also with good storage cupboards to either side.

Double doors reveal the living room where you are immediately drawn to the patio doors which give access to the balcony and frame the lovely views over the neighbourhood and to the bay beyond. This large room has really good space not only for comfortable furniture in which to relax but also for a dining table and chairs.

The kitchen is well fitted with a range of wall and base units incorporating integrated appliances with an obscured glass window providing excellent natural light from the atrium.

VIEWING BY APPOINTMENT ONLY

The two double bedrooms have windows that frame the superb views directly into the bay. Bedroom one has some excellent built in wardrobes and an en-suite shower room with space for additional bedroom furniture. Bedroom two is also a good size and currently provides space for a guest bedroom and home study. Completing the accommodation is a very well fitted contemporary family bathroom with shower over the bath.

OUTSIDE

The balcony has far-reaching views across the surrounding area and on a fine day you can see from Portland Bill in Dorset to Berry Head in Brixham.

There are also south-facing landscaped communal gardens with seating provided for the resident's enjoyment. An allocated parking space is perfectly located adjacent to the main entrance with separate spaces for visitors in the main car park.

Steps from the garden lead to a secure garden gate giving easy access to Higher Warberry Road. From the entrance hall a door opens to give access to large Atrium from which the building takes its name. This unique indoor garden has communal seating and provides access to the storage facility where each apartment has lockable cage style storage.

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

CURRENT PROPERTY TAX BAND E (Payable Torbay Council 2024/2025 £2729.04)

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

CURRENT MAINTENANCE/LEASE TERMS £2443 per annum. 999 lease from 01/01/2003, lease expiry date 01/03/3002, remaining period 978 years. Owners own a share of the freehold.

GENERAL GUIDANCE Assured Shorthold Tenancies of a minimum of six months are permitted but pets are not allowed. (Subject to confirmation by the Management Company)

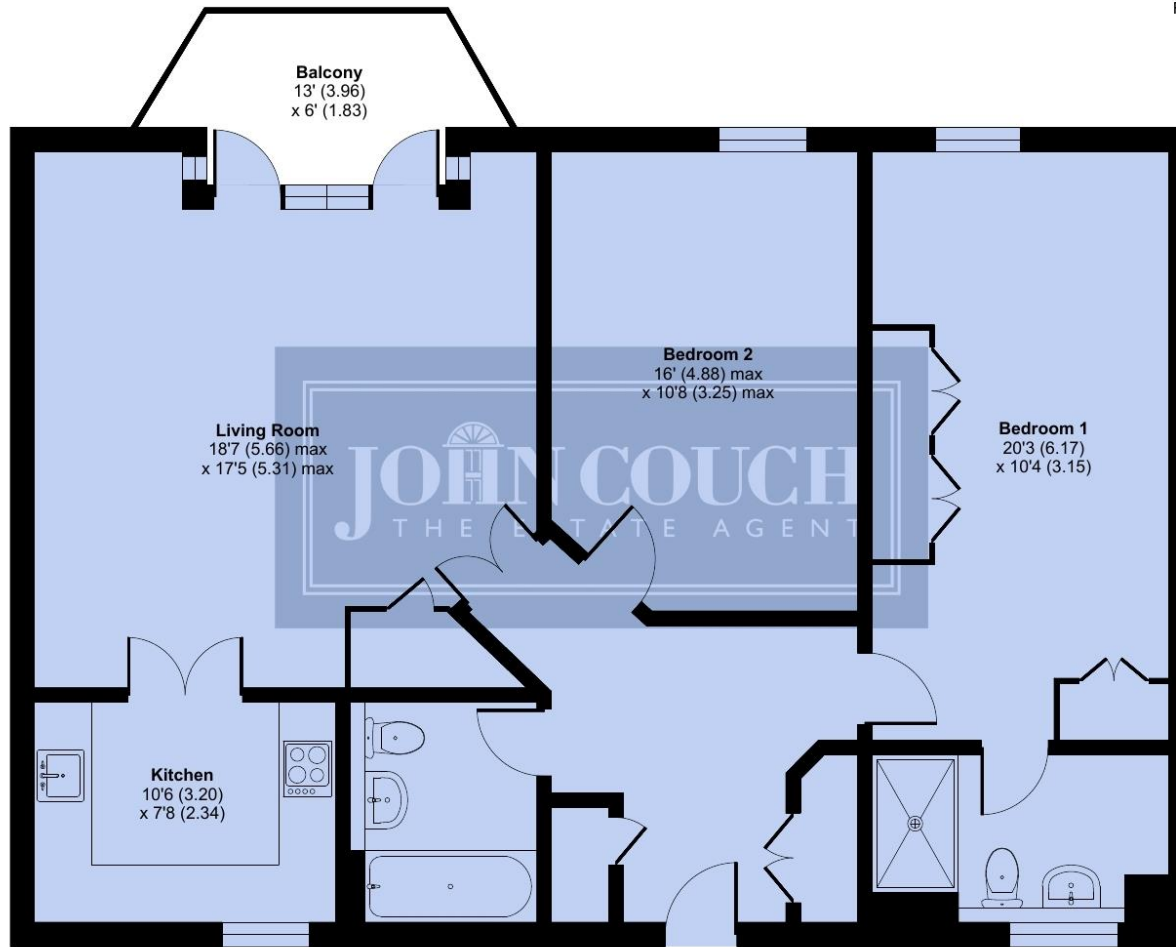




Higher Warberry Road, Torquay, TQ1

Approximate Area = 1040 sq ft / 96.6 sq m

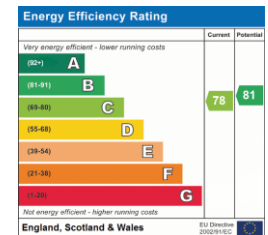
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for John Couch The Estate Agent. REF: 1145901



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.