



JOHN COUCH
THE ESTATE AGENT

Apartment 3b Imperial Court
Park Hill Road Torquay Devon

£375,000 Leasehold



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Situated to the third floor of a landmark building and with impressive views out to sea and around Tor Bay, this two bedroom apartment has an allocated parking space and is located within minutes of the harbourside

- Uninterrupted southerly bay views ■ Covered balcony
- Kitchen ■ Sitting/dining room
- Two double bedrooms with en-suite bathrooms
- Allocated parking space

FOR SALE LEASEHOLD

Located to the third floor, this apartment has stunning sea views and provides a very comfortable and easy to manage home located in a sought after area conveniently close to the waterfront.

LOCATION

Imperial Court is located within the Torbay Harbour Conservation Area and is adjacent to the Marina and the South West Coastal path which will take you along the level seafront promenade around the sweep of the bay and beyond. Following the path in the other direction will take you past Beacon Cove towards Daddyhole Plain where the path drops down to the popular beach at Meadfoot and then carries on towards Babbacombe.

The facilities of Torquay town are within easy reach with an excellent range of restaurants and hotels that offer al-fresco dining.

The wonderful lifestyle opportunities of the town and harbour are supported by the nearby friendly village style community of Wellswood, with convenience stores, pharmacy, French patisserie, pub, delicatessen, cafes and shops.

INTERIOR

The apartment is accessed from the communal entrance hall either via the lift or by stairs to the third floor.

The front door opens to a hallway which has a storage cupboard and access to the kitchen can be found on the left hand side. This room has been fitted with a range of white wall and base units that incorporate a range of integrated appliances and are complimented by contrasting countertops. A large window provides excellent natural illumination and gives views over the front of the building.

Across the hallway is the sitting/dining room which is a good sized room where comfortable furniture can be placed in front of the patio doors for enjoyment of the stunning views across the balcony directly into the bay. This room also has ample space for a large dining table and chairs.

The covered balcony provides space to relax and soak up any available sunshine whilst taking in the panoramic views across the bay and out to sea. After dark the twinkling lights of the harbourside and the bay beckon.

Returning to the hallway a door opens to the principal bedroom suite. This large bedroom enjoys the same captivating views as the living room and has fitted wardrobes to one wall providing excellent storage space.

The adjacent bathroom enjoys a double width walk in shower cubicle and is fitted with contemporary basin and WC.

VIEWING BY APPOINTMENT ONLY

The second bedroom is also a large room with space for wardrobe and additional furniture and windows to the front aspect, there is a modern en-suite bathroom incorporating a bath with over bath shower.

RESORT

Torquay retains the feel of a traditional seaside resort with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by an international marina and a delightful array of shops, galleries and cafes. There are many bars and restaurants dotted along the waterside offering the opportunity to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast. The area has numerous beaches ideal for water sports and fishing. There are also many sporting opportunities with golf, tennis, rugby, football and cricket available close by.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular coastal town of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties nearby offer many opportunities for leisurely days away from the coast.

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 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 G (£3899.72 Payable 2025/2026).

CURRENT MAINTENANCE/LENGTH OF LEASE Maintenance £1459.09 per quarter. 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).

GENERAL GUIDANCE Shorthold tenancy agreements and dogs are permitted with the permission of the Resident's Association. Holiday letting is not permissible. (Subject to confirmation by the Management Company)



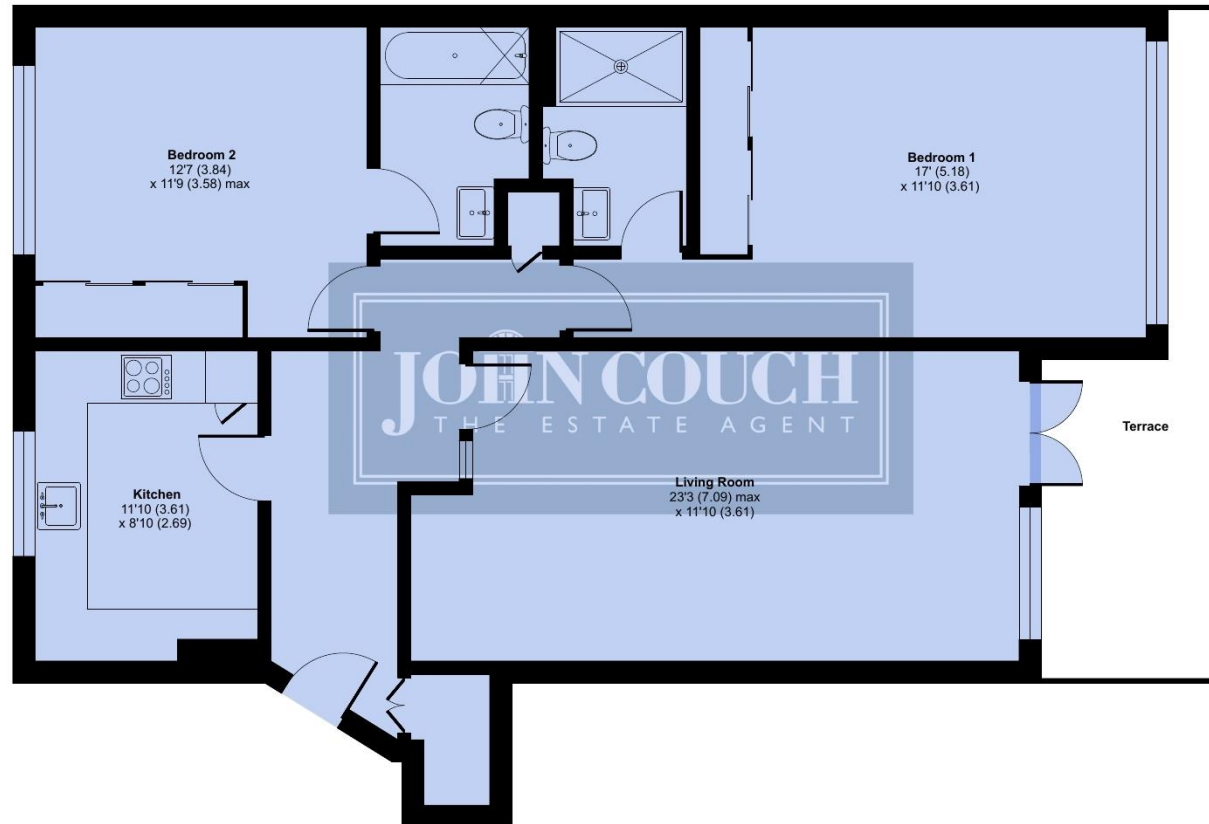






Approximate Area = 987 sq ft / 91.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for John Couch The Estate Agent. REF: 1169735

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(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.



JOHN COUCH
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk



Zoopla rightmove



www.johncouch.co.uk

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.