



JOHN COUCH
THE ESTATE AGENT

5 Rock Walk Heights Warren Road
Torquay Devon

£425,000 Leasehold



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A three bedroom second floor apartment with exceptional south-westerly bay views capturing the very essence of seaside living and providing a relaxed lifestyle with two balconies and secure parking spaces

- Panoramic bay views ■ Two south-west facing balconies
- Sitting/dining room ■ Kitchen
- Three bedrooms ■ En-suite bathroom ■ Family bathroom
- Secure parking for two cars ■ Storage ■ Communal gardens

FOR SALE LEASEHOLD

Rock Walk Heights is perfectly located above Torquay Harbourside with panoramic views from Brixham following the curve of the bay and continuing into the Marina.

This three bedroom, two bathroom, purpose built apartment has two balconies, two secure parking spaces, a lockable storage unit and communal gardens with gated access onto the Royal Terrace Gardens (Rock Walk).

LOCATION

Warren Road is set within the Belgravia Conservation Area, is sought after for its quiet ambiance and period architecture along with outstanding views around Tor Bay.

From the Rock Walk there is access to Torquay's level seafront esplanade that flows around the bay past the marina where hotels, restaurants and bars dot the waterfront.

Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre beckon.

This location is also convenient for local buses and the railway station.

INTERIOR

The front door to the development opens to a smart communal lobby where the lift or stairs rise to the second floor and the entrance to the apartment.

The wide hallway has a video entry phone, a useful cloaks cupboard and separate airing cupboard with hot water cylinder.

To the left side double doors open to the open plan living space where the fabulous uninterrupted bay views are immediately apparent.

This area has been neatly designed for comfortable furniture to be arranged in front of the patio doors where the views across the balcony can be fully enjoyed. A natural space for a dining and table and chairs is conveniently located next to the kitchen which is semi-open plan to the living space.

A large corner window frames westerly beach views and the room has a good range of wall and base units with some integrated appliances and countertops to three sides. The new boiler is wall mounted and discreetly housed within a fitted cupboard. (10 year boiler guarantee from Dec 2023))

Returning to the hallway the principal bedroom enjoys access to a second balcony with patio doors providing an abundance of natural light and full enjoyment of the marine views. There are fitted wardrobes and ample space for additional bedroom furniture. The large well-fitted en-suite bathroom has a window to the side aspect.

VIEWING BY APPOINTMENT ONLY

Bedroom two is a large double room with fitted wardrobes to one wall and window to the front aspect.

The third bedroom works well as a home office or hobbies room. Completing the accommodation is a nicely fitted family bathroom.

OUTSIDE

This apartment enjoys two south-west facing balconies the first is accessed from the living room with the other accessed from the principal bedroom. These outdoor spaces are perfect to enjoy any available sunshine and dining al-fresco whilst enjoying the breathtaking bay views that stretch from the marina along the sea-front promenade and around the curve of the bay. At sunset the lights along the waterfront twinkle and the beam of the Berry Head lighthouse can be clearly seen.

There are two parking spaces securely located below the building where there is also a lockable storage unit. The private communal gardens allow gated access directly onto the Rock Walk where pathways wind through the extensive rockeries that are filled with sub-tropical plants.

RESORT

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era.

The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina, whilst the working harbour, sandy beaches, iconic palm trees and beach huts provide a timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre the Agatha Christie Festival and an annual Seafood Festival.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay is a natural safe haven attracting visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

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.

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Ofcom Data) **BROADBAND** – Standard and Superfast Broadband available (Ofcom Data)

CURRENT PROPERTY TAX BAND E (Payable 2025/26 £2859.80)

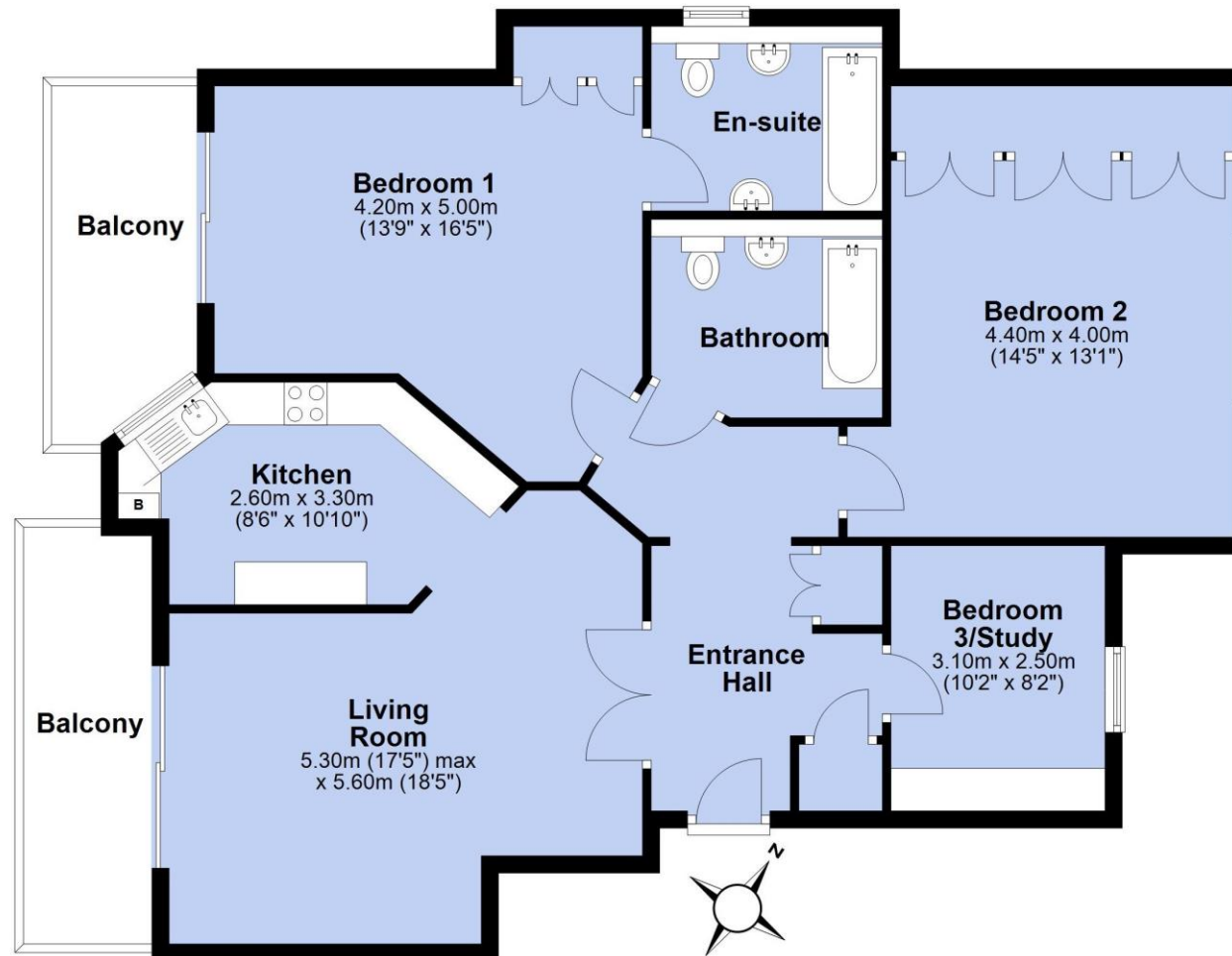
CURRENT MAINTENANCE/LEASE TERMS

£3638.13 per annum (Managing Agent – First Port). 999 years from 1/1/2001, lease expiry date 1/1/3000, 975 years remaining. Owners own a share of the freehold

TERMS .Pets are not permitted at the development. Holiday Letting and Short term letting is permitted with the confirmation of the Management Company.







Total area: approx.. 96.1 sq. metres (1034 sq. feet)
Second Floor

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |

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.