



JOHN COUCH
THE ESTATE AGENT

Apartment 10 Kenilworth
Higher Lincombe Road Torquay Devon

£275,000 Leasehold



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A stylishly presented two bedroom apartment within a well-regarded purpose built development positioned to take advantage of the stunning bay views with south-facing balcony, covered parking, visitor parking and communal gardens

- Purpose built apartment with stunning bay views
- Two double bedrooms ■ Contemporary kitchen
- Living room with balcony ■ Bathroom with bath and shower
- Covered parking ■ Visitor parking ■ Communal gardens

FOR SALE LEASEHOLD

Built on the site of one of Torquay's Victorian seaside villas, Kenilworth was built in the mid-1980s to provide spacious high-quality apartments in a sought-after location.

The apartment has been carefully updated and is laid out so that the all the main rooms and the balcony enjoy the fabulous views across the bay to the coast at Broadsands. There is also allocated parking under a carport, additional parking for visitors and delightful grounds for the resident's enjoyment.

LOCATION

Kenilworth is privately set in the Lincombes 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 a local bus available outside the development.

The beaches at Meadfoot and Anstey's Cove with their waterside cafes are also close at hand and can be accessed by way of a series of footpaths and woodland walks. The nearby village style community of Wellwood provides good local amenities including a parish church, pub, shops, salons, convenience stores, French patisserie, delicatessen, post office, pharmacy, shops, restaurant and cafes.

INTERIOR

From the smart communal lobby a lift or stairs rise to the second floor where the apartment is located to the south side of the building.

The front door opens to the hallway where there is a useful storage cupboard and to the right side double doors open to the living room. This spacious room is flooded with light from the full width patio doors that frame the stunning southerly bay views and give access to the balcony.

The room has a feature fireplace and is naturally zoned to provide space for a dining table and chairs with sofas arranged for enjoyment of the views.

The kitchen has been fully re-fitted with contemporary high-gloss wall and base units that incorporate a range of integrated appliances. This room is wonderfully bright with a window above the sink giving views to the east aspect and a full length window providing far-reaching sea views to the south. A breakfast bar provides space for casual dining.

There are two double bedrooms both on the south side of the building, each with lovely bay views with bedroom one also having some built-in wardrobes. (Bedroom two is currently used as a dining room). Completing the accommodation is a bathroom that has a bath with a shower over, in addition there is a walk-in shower, a WC and large washbasin set into a vanity unit.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

The apartment has a covered south facing balcony accessed from the living room which is the perfect place to fully enjoy the bay views and capture any available sunshine.

The development sits within well-established communal grounds that are thought to date to the Victorian era where areas of lawn and hedging are interspersed with shrubs and fine palm trees. Adjacent to the entrance is a smart carport where there is an allocated parking space. There are also spaces for visitors with unrestricted parking on Middle Lincombe Road.

RESORT / AREA

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. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Torbay 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 attracts 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, Plymouth and the M5 motorway. The international airport at Exeter is 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 D (Payable Torbay Council 2025/26 £2339.84)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)

CURRENT MAINTENANCE/LENGTH OF LEASE £1945.00 per annum to include water. 215 year lease from 19/07/1985 lease expiry date 19/07/2200, 175 years remaining.

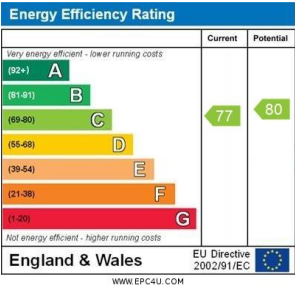
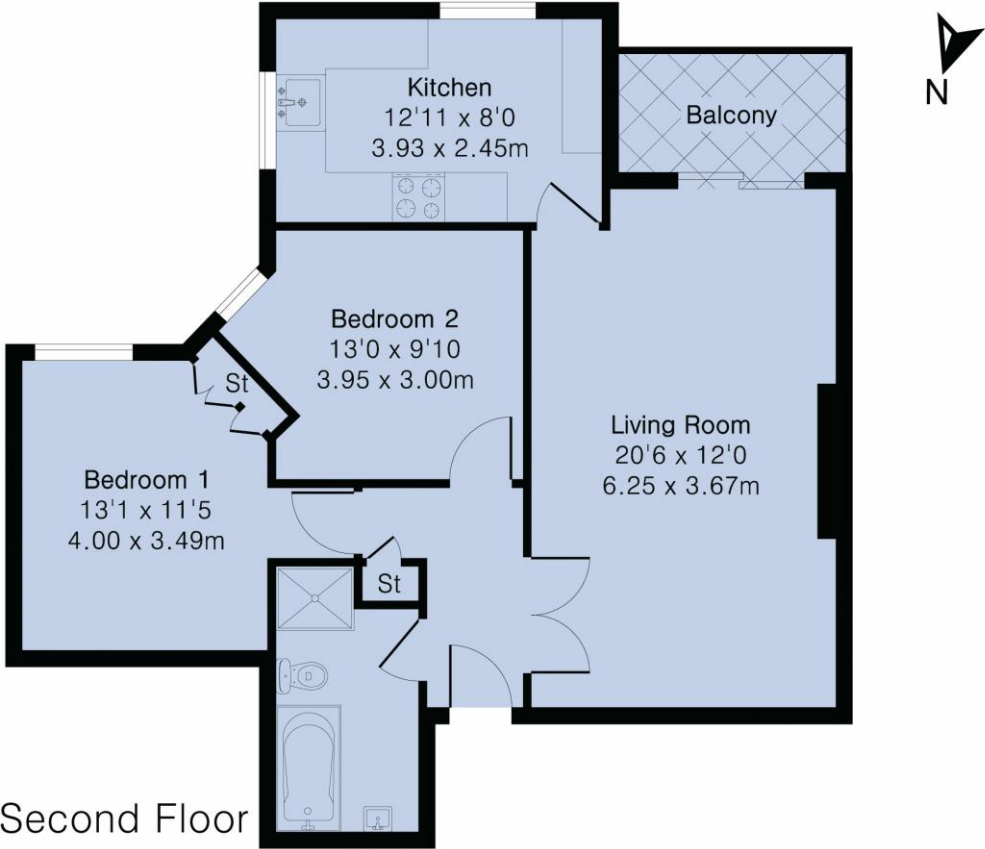
GENERAL GUIDANCE Shorthold tenancy agreements and small well-behaved pets are permitted with permission, but holiday letting is not permissible. (Subject to confirmation by the Management Company)







Approximate Gross Internal Area 690 sq ft - 64 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.