



JOHN COUCH
THE ESTATE AGENT

4a Imperial Court
Parkhill Road Torquay Devon

£599,000 Leasehold



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With sensational and mesmerising views, capturing the sea and coastline in all its guises starting at sunrise and ending with dramatic sunsets, this exceptional apartment has all to offer, its location perfect for harbourside living and with a sheltered cove its neighbour

FOR SALE LEASEHOLD

Offering a Riviera lifestyle, the apartment forms part of the Imperial Court development, perfectly located within walking distance of Torquay Marina and the harbourside.

It sits adjacent to Beacon Cove, one of Torquay's iconic beaches, famous for its links to Agatha Christie, and from where sounds of the waves rolling on the beach can be heard from the apartment.

A plethora of restaurants in the immediate vicinity include a superb fish restaurant and the Michelin starred Elephant, the harbourside is lined with lively bars, a variety of places to eat, boutique shops and galleries. Torquay Yacht Club is also within walking distance.

Adjacent to Imperial Court, the Imperial Hotel has a spa offering spa days to non residents, public transport operates in the area, with taxis readily available.

For walkers and hikers, the South West Coastal footpath runs by the door, the Marina and harbourside offers moorings for both residents and visiting craft.

SPECIFICATION AND DESIGN NOTES

BUILDING

- Secure entrance lobby
- Lift to all floors
- Telephone door entry system
- Allocated residents parking, parking for visitors
- Outside lighting
- Communal bin store
- Daily refuse collection

ACCOMMODATION

- Communal entrance hallway
- Entrance hall, Kitchen
- Dual zone living room/dining room (could adapt to third bedroom)
- Covered terrace
- Bedroom (1) with en-suite
- Bedroom (2) with en-suite
- Centralised gas fired central heating with radiators

IMPORTANT INFORMATION

CURRENT PROPERTY TAX BAND

- G (Payable Torbay Council 2025/2026 £3899.72)

SERVICES

- Mains water
- Mains electricity
- Mains gas
- Mains drainage

MOBILE PHONE COVERAGE

- Three, EE, O2 and Vodafone (estimated Ofcom data)

BROADBAND

- Standard (ADSL) Superfast (Cable) (estimated Ofcom data)

CURRENT MAINTENANCE/LENGTH OF LEASE

- £1431.85 (quarterly) to include heating and hot water
- New 999 year lease in process, will own a share of the freehold

GENERAL GUIDANCE

Pets (except cats) can be kept by agreement. Shorthold tenancy letting is by permission but holiday letting is not permissible. (Subject to confirmation by the Management Company)

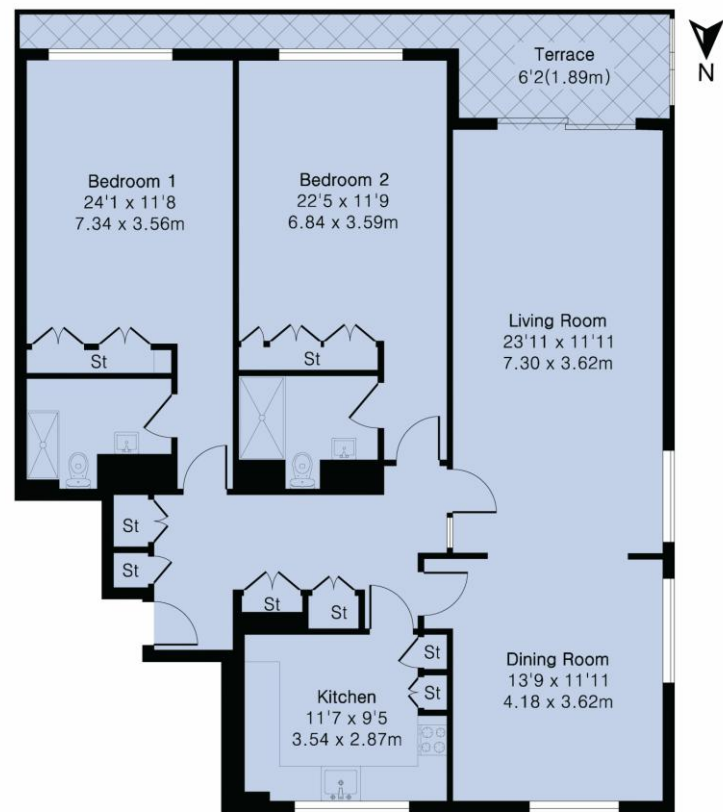
VIEWING BY APPOINTMENT ONLY



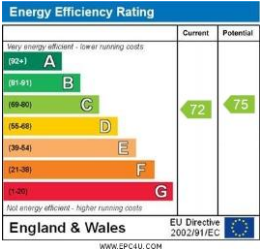




Approximate Gross Internal Area 1307 sq ft - 121 sq m



Fourth Floor Flat



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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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.