



**MARINE PALMS**  
TORQUAY TQ2 5TT





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A beautifully presented two-bedroom ground floor apartment on Torquay sea front with outstanding sea facing views across Tor Bay. The apartment has many modern features including underfloor heating throughout, self cleaning glass windows, air conditioning units and security shutters. It is part of a modern block with secure underground garage parking, private storage room, two elevators and charming gardens for residents to enjoy. Internally the property comprises two double bedrooms, a master en-suite, large bathroom, open plan living room/dining room, kitchen and two spacious sun terraces. The uninterrupted views are absolutely spectacular, you can see right across the bay towards Brixham along with park views across Torre abbey and further on to Chelston and Livermead.

## Entrance Hall

Open with living room. Entrance door.

## Living/ Dining room 15' 11" x 18' 10" (4.85m x 5.74m)

Under floor heating. Double glazed doors to terrace. Solid Oak flooring. Open with kitchen. Electric fireplace with decorative marble surround. Vertical blinds and security shutters. Coving. Ceiling rose. Telephone intercom.

## Kitchen 8' 1" x 10' 8" (2.46m x 3.25m)

Fitted kitchen with wall and base units. Space for fridge/freezer. Plumbing for washing machine. Fitted work surfaces. Sink with ingrained drainer. Range style cooker. Cooker hood. Tiled floor with under floor heating. Coving. Ceiling rose.

## Bedroom One 17' 6" x 16' 4" (5.33m x 4.97m)

Double glazed doors to terrace. Under floor heating. Karndean flooring. Air conditioning unit. Vertical blinds and security shutters. Coving. Ceiling rose.

## En-suite

Walk in shower. Tiling. Low level WC. His and hers wash hand basins. Rear elevation double glazed window. Fitted mirror. Shaver point. Extractor fan. Under floor heating. Vertical blinds and security shutters. Coving. Ceiling rose. Heated towel rail.

## Internal corridor

Underfloor heating. Boiler cupboard.







*A. Sewen*  
Estate Agents



**Bedroom Two** 13' 8" x 9' 4" (4.16m x 2.84m)  
Storage cupboard. Karndean flooring. Under floor heating. Rear elevation double glazed window. Vertical blinds and security shutters. Coving. Ceiling rose.

**Bathroom**

Tiled bath with shower over. Heated towel rail. Under floor heating. Wash hand basin. Shaver point. Low level WC. Vertical blinds and security shutters. Coving. Ceiling rose.







*HS Owen*  
Estate Agents

## General

### Services:

All mains services are believed to be connected to the property.

### Local Authority:

Torbay Council

### Council Tax:

F







*H S Owen*  
Estate Agents



Approximate total area<sup>(1)</sup>  
1022.46 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	69   C	
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT: we would like to 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.