



Ridgewater

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**2 Bedroom Apartment for Sale in Ellington Court, St. Lukes
Road South**

£459,950

FLOOR PLAN



DESCRIPTION

Indulge in Coastal Bliss: Luxurious 2 Bedroom Ground Floor Apartment with Breathtaking Sea Views you can immerse yourself in the ultimate seaside living experience with this stunning two-bedroom apartment, perfectly positioned to capture panoramic ocean vistas.

Step inside and be greeted by:

- Ground-floor convenience: Effortless access eliminates the need for stairs, making it ideal for all ages and abilities.
- Uninterrupted sea views: Wake up to the sound of waves crashing and enjoy breathtaking sunsets from your private balcony, accessible through expansive patio doors from both the lounge and master bedroom.
- Masterful design: High ceilings create a sense of spaciousness, while a built-in speaker system adds an extra touch of luxury.
- Relax in comfort: Two generously sized double bedrooms, each boasting ample storage with walk-in wardrobes in the master suite.
- Unwind in style: Two modern bathrooms, including a luxurious ensuite in the master bedroom, provide ultimate convenience.
- Socialize and entertain: The spacious lounge/diner is perfect for hosting gatherings, with stunning views adding to the ambience.
- Culinary haven: Create gourmet meals in the modern, fully equipped kitchen.

Beyond your haven:

Enjoy the convenience of a separate cloakroom.

Explore the vibrant harbour area with its shops, restaurants, and cafes.

Immerse yourself in the beauty of the surrounding beaches and countryside.

This exceptional apartment offers a rare opportunity to combine modern luxury with the serenity of coastal living. Don't miss your chance to own a

piece of paradise!

Haarer & Motts working together with Ridgewater Sales & Lettings are excited to bring to the market for sale this simply stunning, modern, spacious and well-appointed 2-bedroom apartment benefitting from far reaching coastal views. Situated in a commanding position with views over Tor Bay towards Corbyn Head and Torre Abbey Sands. Torquay provides a wonderful quality of life for its residents with excellent waterside restaurants, a theatre and bars. The stunning marina provides excellent mooring facilities. The area provides many scenic walks along South Devon's coastal footpaths, with local golf courses also nearby.

Ellington Court is a development of eleven beautiful contemporary apartments finished to an extremely high specification with exceptional attention to detail. Converted from the original Victorian Villa in 2009, number 1 is a spacious two-bedroom, two-bathroom, separate cloakroom apartment which forms part of the original building and has a large private balcony. The apartment has a south-westerly aspect, with views over the lawned gardens towards Corbyn Head and Torre Abbey Sands and is situated within easy reach of the sea front and Torquay Marina.

The **main open living area 18'1" x 13'5" (5.51m x 4.11m)** has ample living, dining and kitchen space. You will enjoy far reaching views from the living area as well as patio doors which lead out to the private balcony.

The well appointed **kitchen/diner 21'5" x 8'9" (6.55m x 2.69m)** has a range of wall and floor mounted shaker style units under a granite effect worktop. There is a gas hob and extractor with oven/grill below plus built in appliances including fridge freezer, dishwasher and washing/drying machine.

The impressive **master suite 19'6" x 16'1" (5.96m x 4.90m)** has a large spacious bedroom, with period high ceilings and patio doors to the balcony offering some of the best sea and coastal views Torbay has to offer. There is a built-in bed unit in the centre of the room facing the patio doors. A corridor with a walk-in wardrobe either side providing ample storage, leads to the modern white 4-piece ensuite bathroom, which comprises panelled bath, wash hand basin, low level flush WC, fully tiled walls & floor plus a heated towel rail.

The **second double bedroom 14'7" x 10'6" (4.45m x 3.21m)** is located to the side elevation and has the benefit of a modern ensuite shower room.

A separate cloakroom gives further comfort for family & friends visiting.

A good-sized convenient storage room is located by the main front door which houses the hot water tank.

Garden & Grounds - Ellington Court is accessed through electric gates to a parking area where each apartment has allocated parking space. There are communal

gardens which are laid to lawn. Number 1 benefits from its own private patio which has ever changing sea views. Its elevated position benefits from beautiful sunsets over the valley, perfect for al-fresco dining and entertaining.

Lease details: Remainder of 999 years from 2009.

Service charge for 2023/2024 £1,500 per year.

Services - Mains drainage, water, electricity and gas

Local Authority - Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Council Tax band D

EPC: B

Viewing Arrangement - Strictly by prior appointment with Haarer & Motts.

PHOTOS





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