

for sale

£250,000



Queens Quay Victoria Parade Torquay TQ1 2BB

A unique opportunity to own a piece of Torquay history! Previously being the 'Queens Hotel' this apartment is one not to be missed. With two double bedrooms, master mesquite, modern fitted kitchen with built in appliances, balcony off of the lounge and a short walk to Torquay Marina.

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Idyllically positioned on Torquay Harbour, is this beautiful development of 2 bedroom apartments in an attractive famous 'art deco' building called Queens Quay. It was previously 'The Queens Hotel' building with much history within the area and community. This is an opportunity to buy a piece of Torquay's heritage. The area is being re-vitalised with many high-end bars, 'Michelin Star' quality restaurants and a new Hampton Hotel by Hilton.

Key Features

En suite shower room
2 double bedrooms
Integrated appliances
Sea front location

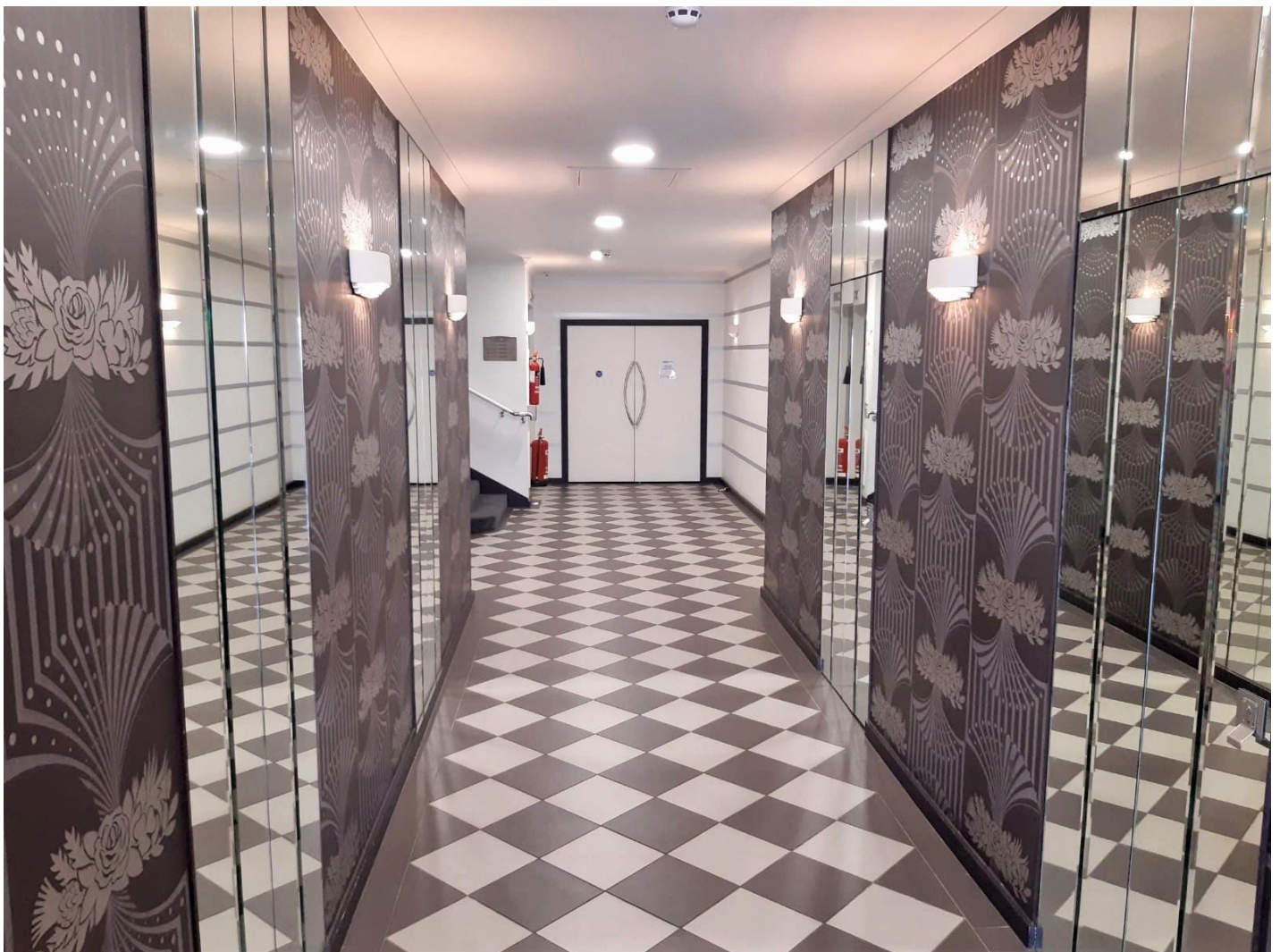
Modern Method of Auction
Completely Modernised throughout
Walking distance to town and harbour

LOCATION AND AREA: Torquay originated as a Victorian spa, later becoming a much loved tourist destination with its long sandy beach at Tor Abbey and more secluded beaches at Meadfoot, Babbacombe and Oddicombe; Torbay is often referred to as the English Riviera. Torquay Harbour and Marina are situated at the bottom end of the town, just a short walk from Tor Abbey Sands and offers a range of shops, cafes and restaurants; many of whom serve fresh local seafood and locally sourced produce.

Agents Note

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, granting 56 days for completion with an aim to exchange contracts 28 days from the date the buyer's solicitor is in receipt of the draft contracts. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 4.2% to a minimum of £6000 including VAT which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

The buyer will be required to sign a 'Reservation Form' to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Property Information Pack, which can be downloaded for free from the auction section of our website or requested from our Auction Department.



Communal Entrance

Stairs & lift to all floors with security intercom system.

Entrance Hall

Doors to all rooms, electric radiator, built in storage cupboard with water tank, spot lights, fire alarm.

Lounge

16' 5" x 13' (5.00m x 3.96m)

Double glazed French doors onto private & enclosed balcony, spotlights, electric radiator, intercom system, TV and telephone points and carpets.

Kitchen

9' 8" x 9' 9" (2.95m x 2.97m)

Double glazed window to side. Modern fitted kitchen comprising range of white gloss base and wall units with rolled edge work surface over, inset stainless steel sink/drainer unit, built in appliances which include an electric under counter oven with hob over and extractor fan. Dishwasher, washing machine, fridge & freezer. Spot lights, fire alarm and a breakfast bar splitting the open plan lounge/kitchen.

Bedroom 1

14' 7" x 13' 4" (4.45m x 4.06m)

Double glazed window to rear. Electric radiator. Spot lights. Carpets.

Door to en-suite.

En-Suite

Suite comprising panelled shower, WC, Wash Hand Basin with Vanity Unit. Towel rail. Tiled splash back. Tiled floor.

Bedroom 2

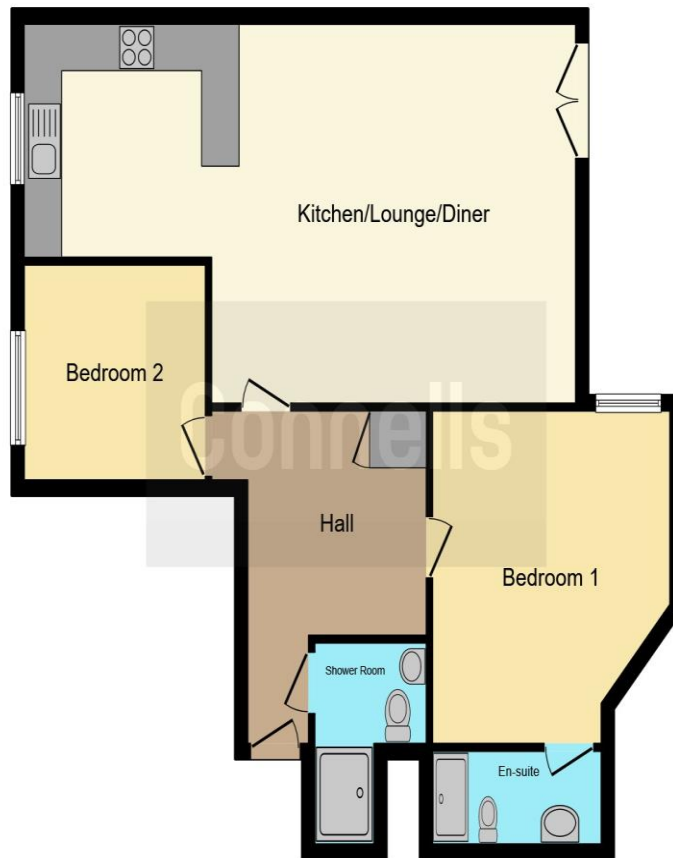
9' 7" x 8' 1" (2.92m x 2.46m)

Double glazed window to rear. Spot lights. Electric radiator. Carpets.

Bathroom

Bathroom suite comprising panelled bath, WC, wash hand basin with vanity unit. Towel rail. Tiled Floor. Extractor Fan.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: TQY312202 - 0006

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/TQY312202

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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