



Connells

Queens Quay Victoria Parade
Torquay

Queens Quay Victoria Parade Torquay TQ1 2BB

for sale
£190,000



Property Description

A beautifully presented top floor apartment with sea views located within proximity of Torquay harbour and convenient for local shops and bistros. The property is an ideal investment as was previously a holiday let and comes complete with all the furnishings seen. There are 2 double bedrooms with master en-suite shower room, family bathroom and open plan lounge/kitchen/diner with integrated appliances. There is a balcony off the lounge which enjoys harbour views and the property is double glazed with electric heating. The apartment is also serviced via a lift and can be accessed from either Park Lane or Victoria Parade.

"Offered for sale with full management & training in serviced accommodation..saving thousands in training fees"

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.



Communal Entrance

Security entry system. Stairs and lift to all floors, door to:

Entrance Hall

Walk in airing cupboard housing the hot water cylinder and hanging rail. Electric heater and doors to;

Lounge/Kitchen/Diner

22' 2" max x 16' 1" max (6.76m max x 4.90m max)

Fitted with a modern matching range of wall and base mounted units and drawers with roll edge work surface over and under unit lighting. 1.5 bowl stainless steel sink unit with mixer tap. Fitted electric oven and hob with concealed cooker hood above. Concealed integrated fridge, freezer, washing machine and slimline dishwasher. Double glazed window to rear and double glazed patio doors to balcony which enjoys sea views into Torquay Harbour. 2 electric radiators, security entry system.

Bedroom 1

14' 7" max x 12' 8" max (4.45m max x 3.86m max)

Double glazed window to side enjoying superb harbour views. Electric heater and door to:

Ensuite

Fitted with a modern matching 3 piece white suite comprising of; Shower cubicle with mains shower, low level WC and wash hand basin with mixer tap set into vanity unit with cupboard below. Shaver point and light, electric radiator and extractor fan.

Bedroom 2

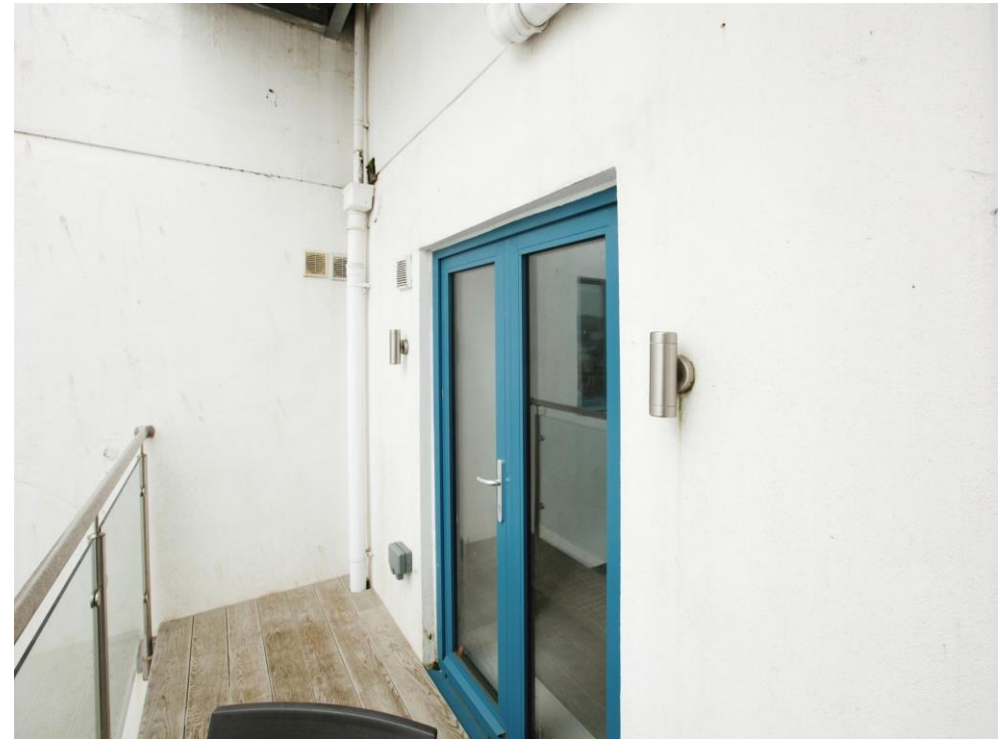
9' 9" x 8' 5" + door recess (2.97m x 2.57m + door recess)

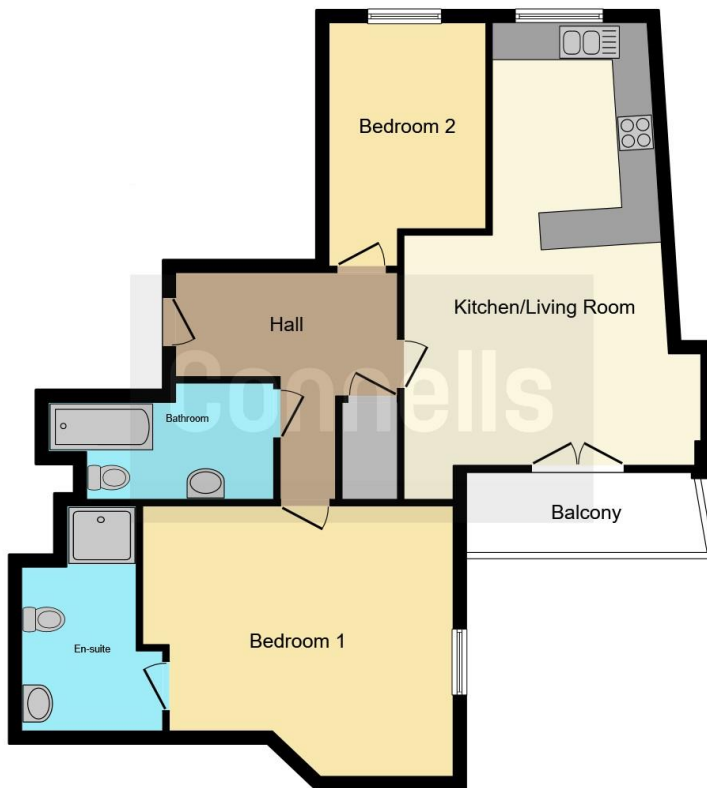
Double glazed window, electric radiator.

Bathroom

Fitted with a modern matching 3 piece white suite comprising of: Panelled bath with mixer

tap and shower attachment, low level WC and wash hand basin with mixer tap set into vanity unit with cupboard below. Shaver point and light, electric radiator, extractor fan.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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115 Union Street
 TORQUAY TQ1 3DW Council Tax Band: C

EPC Rating: C

view this property online connells.co.uk/Property/TQY313613

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.



Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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