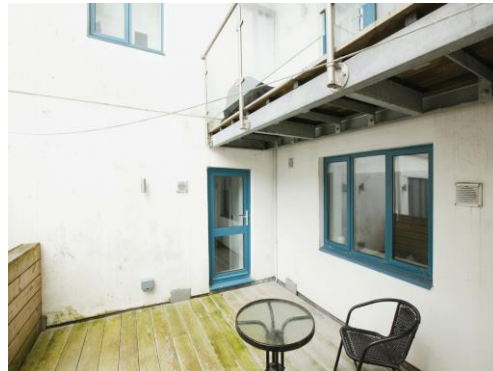




**Connells**

Queens Quay Victoria Parade  
Torquay



### Property Description

A beautifully presented apartment 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, kitchen and lounge/diner with integrated appliances. There is a private decked patio off the lounge 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.

### 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.

### GETTING AROUND THE SOUTH WEST

**By Train:** The main railway station at Torquay is located near the seafront and has direct services to London Paddington, Birmingham and Bristol.

**By Air:** Exeter Airport is just 26 miles away offering both International and UK flights throughout the year.

**Regional Cities and Places of Interest:** The City of Exeter is approximately 25 mile



## Communal Entrance

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

## Entrance Hall

Electric heater, doors to:

## Lounge/Kitchen/Diner

24' 10" x 13' 7" max ( 7.57m x 4.14m max )

Security entry system, double glazed window, 2 electric radiators. Steps lead up to double glazed door which leads to the private patio which is decked for ease of maintenance.

### Kitchen Area

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.

## Bedroom

13' 4" x 11' 10" max ( 4.06m x 3.61m max )

Double glazed window, electric heater. 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.

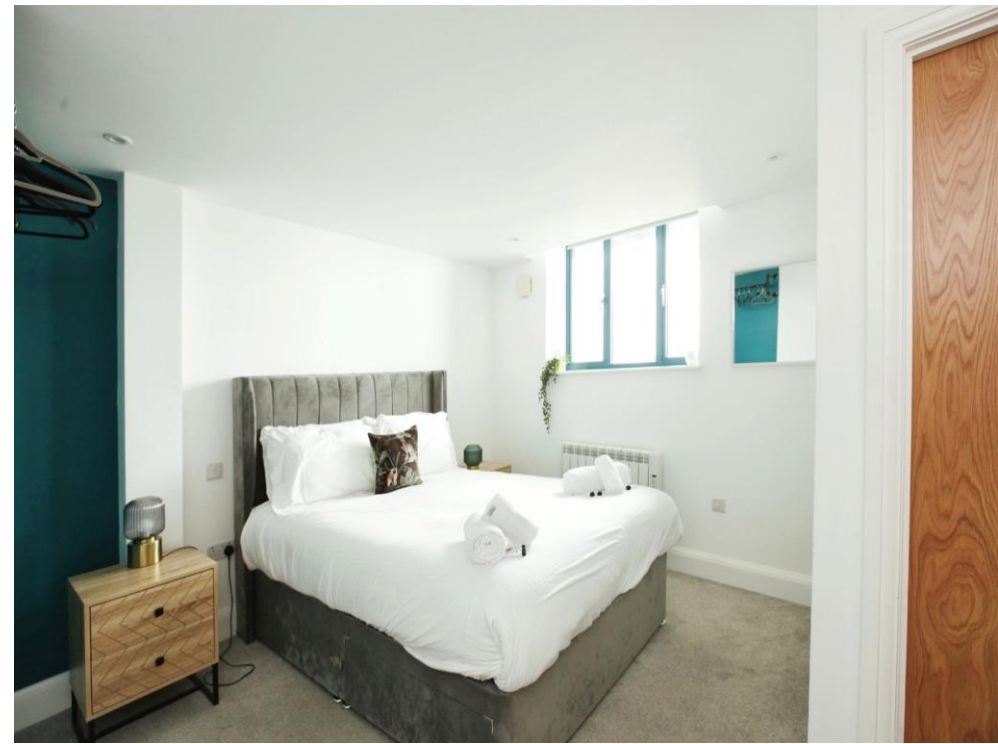
## Bedroom

9' 8" x 8' 6" + door recess ( 2.95m x 2.59m + door recess )

Double glazed window, electric heater.

## 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, electric radiator, extractor fan double glazed window.





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](http://www.focalagent.com)

To view this property please contact Connells on

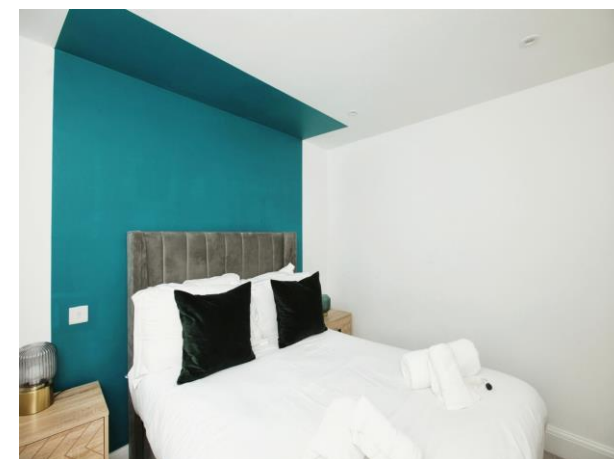
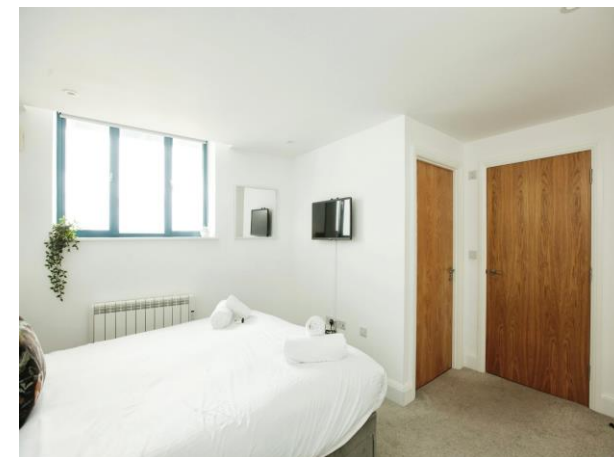
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115 Union Street  
 TORQUAY TQ1 3DW Council Tax Band: C

**EPC Rating: D**

**view this property online [connells.co.uk/Property/TQY313645](http://connells.co.uk/Property/TQY313645)**

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.

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Property Ref: TQY313645 - 0003