



**Connells**

Victoria Parade  
Torquay



### Property Description

Experience luxurious coastal living in this stunning one-bedroom top-floor apartment on Victoria Parade.

Boasting panoramic sea and harbour views, this residence offers an unparalleled sense of serenity and beauty. The modern kitchen is perfect for culinary enthusiasts.

The contemporary bathroom features high-end fixtures and a stylish design, providing a spa-like retreat. Large windows flood the spacious living area with natural light, enhancing the airy ambiance.

Don't miss the chance to make this exquisite apartment your seaside sanctuary. Has previously been run as a holiday let.



## Entrance Hall

Window to rear, store cupboard and store room, night storage heater.

## Lounge

20' 1" into bay x 13' 11" max ( 6.12m into bay x 4.24m max )

Bay window to front, panoramic stunning sea and harbour views, antique style fireplace, night storage heater.

## Kitchen

15' 1" max x 9' 1" ( 4.60m max x 2.77m )

Modern units, 1.5 bowl sink, double oven and hob, cooker hood, spaces for appliances, night storage heater, double glazed window, inset ceiling spotlights.

## Store Room

Access to loft, electric meters.

## Bedroom 1

Irregular Shaped Room 11' 5" min x 11' 3" ( 3.48m min x 3.43m)

Double glazed window, fitted wardrobes, night storage heater.

## Bathroom

Modern white 4 piece comprising of bath with mixer tap, shower cubicle with electric shower, wash hand basin in vanity, low level W.C, extractor fan, inset ceiling spotlights, electric radiator, underfloor heating.

## Agents Note;

Agents Note; To enable to the sale of the flat the vendor has advised that a Draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. We recommend that you seek guidance with regards to any financial arrangements and time frames associated with this process to ensure that it will meet your requirements.





Ground Floor

First Floor

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  
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Council Tax Band: B

EPC Rating: D

**view this property online [connells.co.uk/Property/TQY313733](http://connells.co.uk/Property/TQY313733)**

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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