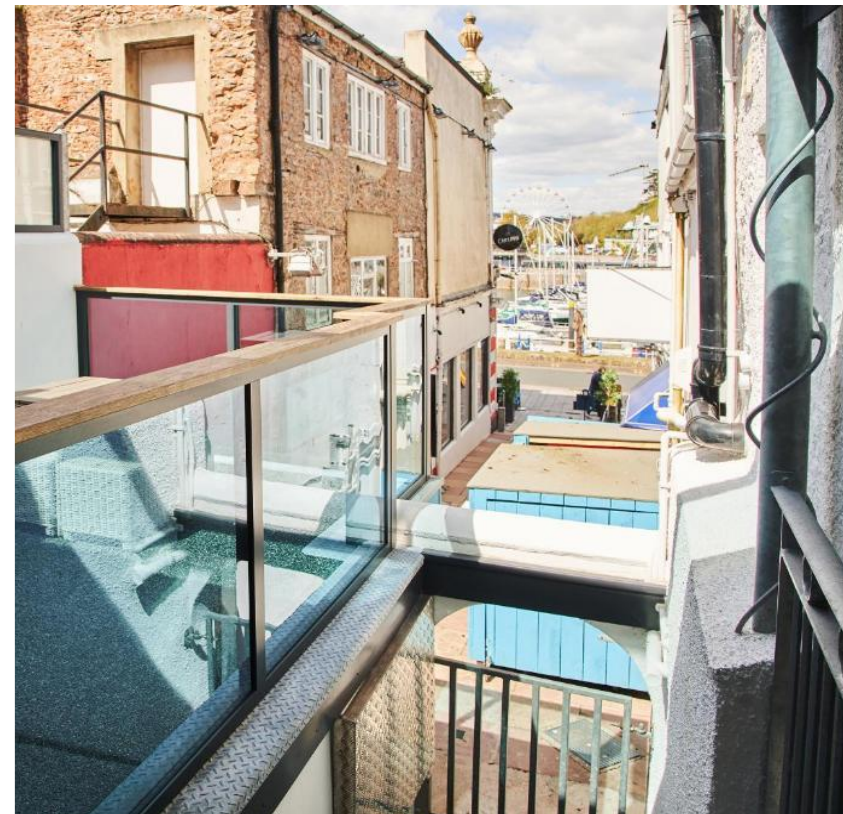




HARBOUR BREEZE

HARBOUR BREEZE, 22B VICTORIA PARADE, TORQUAY, TQ1 2BB
LEASEHOLD APARTMENT

Pincombe's
estate agents



A SUPERBLY PRESENTED APARTMENT WITH VIEWS TO THE MARINA – NO ONWARD CHAIN

This unique Apartment is tucked away in an elevated position just off Torquay harbourside, with an attractive outlook to the marina from its outdoor terrace. The property is tastefully decorated with neutral colours and modern fittings, coming together to create a contemporary space, ideal as a holiday home or rental.

The accommodation briefly comprises an open plan Living Room and Kitchen with built-in appliances and 2 Double bedrooms, both with their own En-Suite Shower Rooms. Outside, the terrace provides space for garden furniture or hot tub and enjoys views to the Marina and Pavilion.

With its waterside restaurants and pavement cafes, Torquay harbourside/marina is also a hub for a wide range of leisure activities including sailing, jet-ski, paddleboarding and enjoying a stroll around the adjacent landscaped Princess Gardens and seafront. Access to the scenic Southwest coastal path is closeby, as well as the 2022 Blue Flag awarded beaches at Meadfoot and Torre Abbey.

Buses run from the harbourside to neighbouring districts, and Torquay Railway station is situated approximately one mile from the property, with regular train services to the city of Exeter and London, Paddington.

Shared security gate and staircase rising to:

HARBOUR BREEZE

The Accommodation Comprises:

UPVC door with frosted inset into:

OPEN PLAN LIVING ROOM/KITCHEN 19'3" x 18'2"
(5.88m x 5.53m)

LOUNGE - UPVC double glazed windows to front. UPVC double glazed windows to rear. T.V. aerial point. Space for dining table and chairs. Vertical radiator. Cupboard for storage. Built-in cupboard housing the fuses and meters.

KITCHEN Fitted with a range of worksurfaces and matching upstands, incorporating a deep inset stainless steel sink unit and mixer tap. Gloss fronted base and eye-level units. Built-in Bosch oven and induction hob with glass splashback and extractor hood over. Integrated Bosch dishwasher, washing machine and fridge. Vertical radiator.

BEDROOM 1 10'8" x 8'9" (3.25m x 2.66m) UPVC double glazed window to front. Built-in wardrobe with hanging rail and shelving. Vertical radiator. Barn door to:

EN-SUITE SHOWER ROOM Walk-in fully tiled shower cubicle, niche shelf and glazed door. Feature shaped pedestal wash basin. Low level W.C. Heated towel rail. Tiled walls. Extractor fan. UPVC frosted window to front.



BEDROOM 2 10'8" x 8'7" (3.25m x 2.62m) Large UPVC double glazed window to front with deep sill and built-in cupboards. Built-in wardrobe with hanging rail and shelving. Vertical radiator. Barn door to:

EN-SUITE SHOWER ROOM Walk-in fully tiled shower cubicle, niche shelf and glazed door. Feature shaped pedestal wash basin. Low level W.C. Heated towel rail. Tiled walls. Extractor fan. UPVC frosted window to rear.

OUTDOOR TERRACE A paved terrace area enclosed by glazed screening, enjoys a pleasant outlook towards the marina and harbourside. Outside lighting. Tiled seating area. Space for garden furniture. Space for hot tub (for sale under separate negotiation).



ADDITIONAL INFORMATION

COUNCIL TAX BAND – A

LEASE TERM – 999 YEARS (964 remaining)

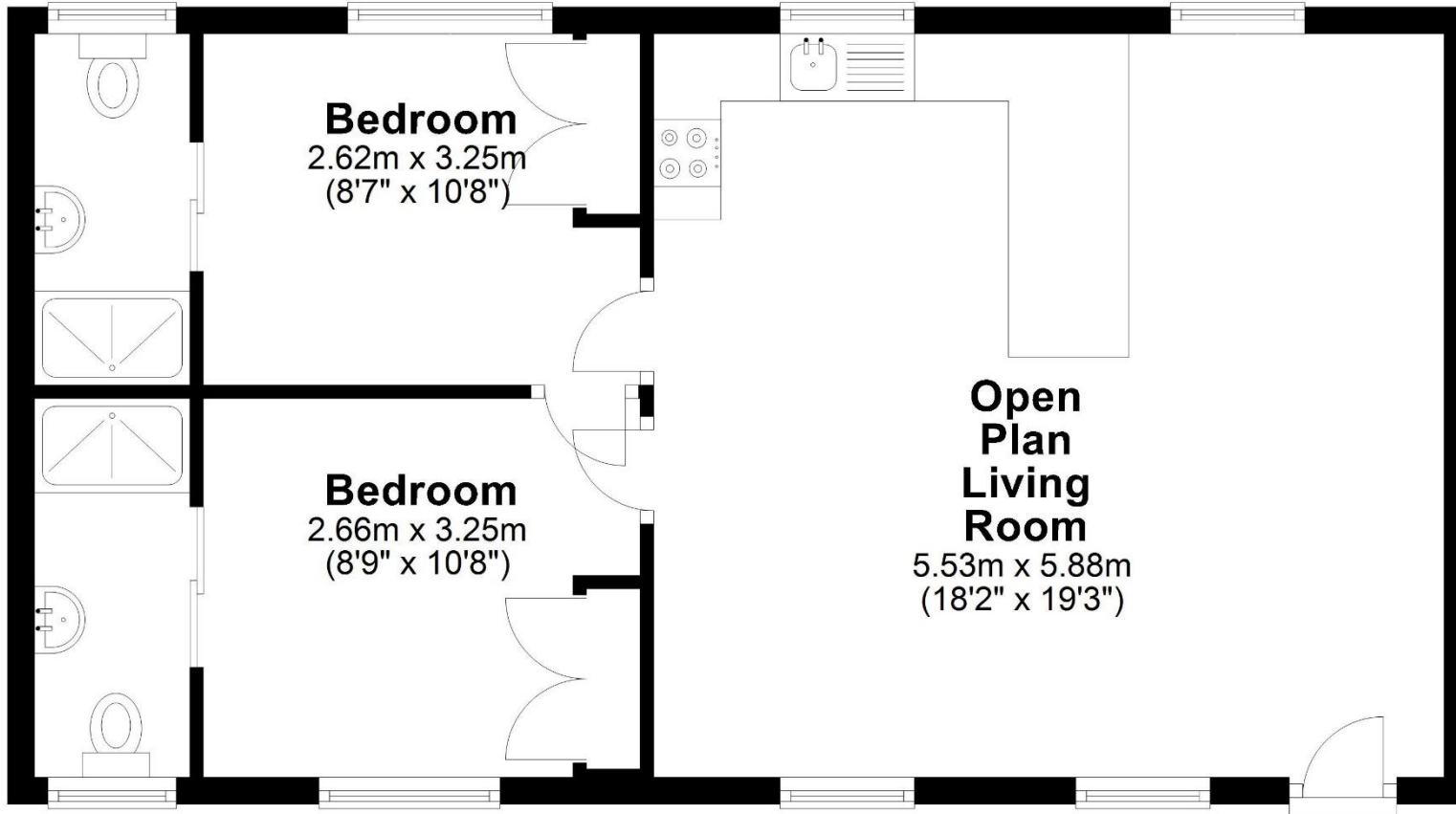
GROUND RENT – Peppercorn


HOLIDAY LETS ALLOWED – Yes

DAILY/MONTHLY/ANNUAL CAR PARKING PERMITS CAN BE PURCHASED FROM TORBAY COUNCIL FOR BEACON QUAY CAR PARK if required – A 3 minute walk away from the property with CCTV and 2 levels (one with 24 hour access, the other locked at 11pm, open at 7am)

Floor Plan

Approx. 57.5 sq. metres (618.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Total area: approx. 57.5 sq. metres (618.9 sq. feet)