



THE MOORINGS, 22A 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 Hallway, Living Room, fitted Kitchen with built-in appliances and 2 Double Bedrooms, both with their own En-Suite Shower Rooms. Outside, there is a good size Balcony Terrace with space for garden furniture or hot tub, with 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:

## THE MOORINGS

**The Accommodation Comprises:**

UPVC double opening doors with internal blind to:

**HALLWAY** Steps to upper level. Inset spotlights. Double opening doors into:

**LIVING ROOM 18'10" x 13'8" (5.75m x 4.17m)** UPVC double glazed frosted window to front. T.V. aerial point. 2 Vertical radiators. Built-in shelving. Fitted storage cupboard. Space for dining table and chairs.

**KITCHEN 16'11" x 8' (5.16m x 2.45m)** Fitted with a range of worksurfaces and matching upstands, gloss units with matching range of eye-level cupboards. Deep inset stainless steel, sink unit. Integrated appliances including fridge, Bosch dishwasher and Bosch washing machine. Built-in Bosch oven and induction hob with glass splashback, stainless steel extractor hood over. Tall cupboard unit housing the Ideal gas boiler. Vertical radiator. UPVC frosted window to front. Double opening doors to Hallway.

4 STEPS TO UPPER LEVEL and:

**BEDROOM 11'6" x 10'11" (3.50m x 3.32m)** UPVC frosted window to rear. Vertical radiator. Built-in cupboard with hanging rail. Door to:

**EN-SUITE SHOWER ROOM** Walk-in fully tiled cubicle with shower, niche shelf and glazed door. Feature



shaped pedestal wash basin. Low level W.C. Heated towel rail. Extractor fan. UPVC frosted window to rear. Fully tiled walls.

**BEDROOM 11'6" x 10'11" (3.50m x 3.33m)** UPVC frosted window to rear. Built-in shelving. Vertical radiator. Fitted cupboard with hanging rails. Door into:

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

**OUTDOOR TERRACE** A paved terrace area with glazed screening, enjoying a delightful outlook to the marina and harbourside. Space for garden furniture. Space for hot tub (for sale under separate negotiation). Outside lighting. Built-in seating area.

#### **ADDITIONAL INFORMATION**

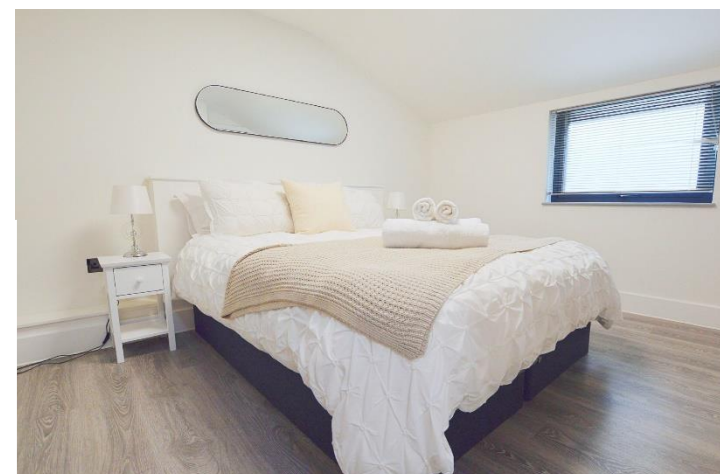
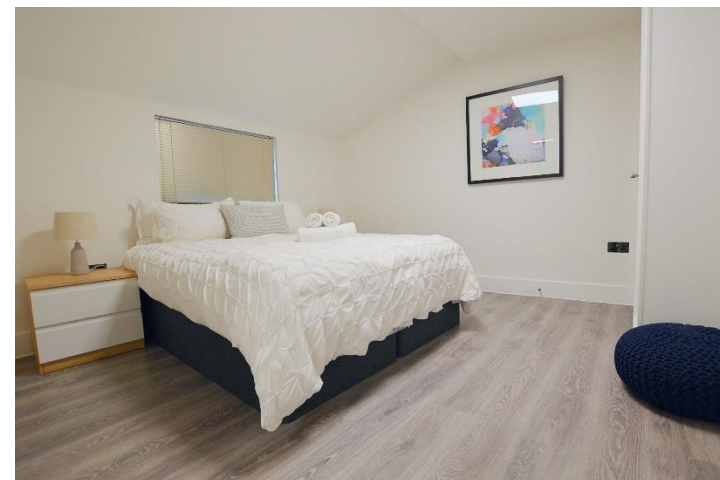
**COUNCIL TAX BAND – A**

**LEASE TERM – 999 years (964 remaining)**

**GROUND RENT – Peppercorn**

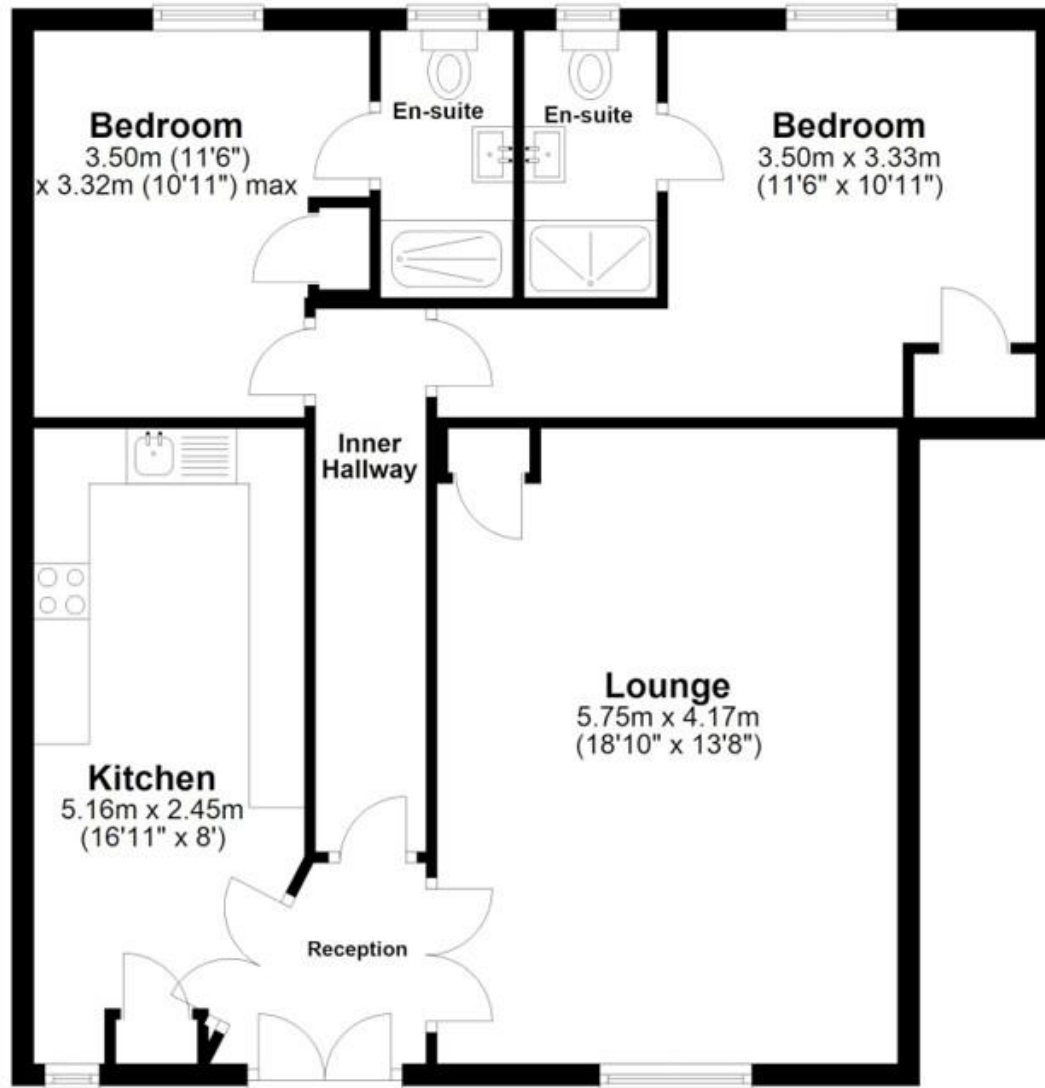
**HOLIDAY LETS ALLOWED – Yes**

**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. 78.5 sq. metres (844.7 sq. feet)



Total area: approx. 78.5 sq. metres (844.7 sq. feet)

| Energy Efficiency Rating                           |           |                                                                                                             |
|----------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                                    | Current   | Potential                                                                                                   |
| <i>Very energy efficient - lower running costs</i> |           |                                                                                                             |
| (92+) <b>A</b>                                     |           |                                                                                                             |
| (81-91) <b>B</b>                                   |           |                                                                                                             |
| (69-80) <b>C</b>                                   | <b>79</b> | <b>79</b>                                                                                                   |
| (55-68) <b>D</b>                                   |           |                                                                                                             |
| (39-54) <b>E</b>                                   |           |                                                                                                             |
| (21-38) <b>F</b>                                   |           |                                                                                                             |
| (1-20) <b>G</b>                                    |           |                                                                                                             |
| <i>Not energy efficient - higher running costs</i> |           |                                                                                                             |
| <b>England, Scotland &amp; Wales</b>               |           | EU Directive 2002/91/EC  |