



1 ASTOR HOUSE, WARREN ROAD, TORQUAY, TQ2 5TN

Pincombe's  
estate agents



**A TOP FLOOR APARTMENT ENJOYING A MAGNIFICENT PANORAMA OVER TORRE ABBEY SANDS AND THE SEA, ACROSS TO PAIGNTON AND BRIXHAM**

Situated on the hillside overlooking the sea front promenade, this top floor Apartment is set within an attractive Victorian villa commanding a south westerly position and perfectly located for waterfront cafes and restaurants along the sea front and Torquay Harbour. The beaches at Torre Abbey and Corbyn Head are literally 'on your doorstep' along with the terraced landscaping and cliffside walks at the Royal Terrace Gardens. Torquay sea front and harbour areas offer a comprehensive choice of leisure activities with a wide range of water sports, bowls, tennis, golf, and indoor facilities at the nearby Riviera International Centre include a swimming pool, gym, badminton, and squash. For travelling and commuting Torquay railway station is situated just off the sea front with regular services to Exeter and London Paddington, and the South Devon Expressway is a convenient road link to the A38 to Exeter and the M5 motorway.

The outstanding feature of this Apartment has to be the widespread view enjoyed from the Living Room and Balcony, which is simply stunning. Also benefitting from being offered for sale with no onward chain, the home comprises: Hallway, 22' open plan Living/Dining room and Kitchen, double Bedroom, and spacious Bathroom. Outside, there are terraced communal gardens and private access to Royal Terrace Gardens.

**The Accommodation Comprises:**

Attractive wooden door with intercom entry into:

**COMMUNAL HALLWAY** Stairs rising to:

**TOP FLOOR LANDING** Wooden front door into:

**HALLWAY** Intercom. Fusebox. Built-in cupboard.

**OPEN PLAN LIVING/DINING ROOM & KITCHEN 22'7" x 15'8" (6.9m x 4.8m)** 2 x Radiators. T.V. aerial point. Space for dining table and chairs. UPVC double glazed tilt and turn window\*\* leading onto:

**BALCONY** Enjoying a beautiful panorama of the sea front, with views across Torre Abbey Sands and the sea to Corbyn Head, Paignton and Brixham.

**KITCHEN** Worksurfaces with matching upstands and inset 1.5 stainless steel sink, drainer unit. Range of storage units and built-in storage cupboards. Wall mounted Potterton gas boiler. Stoves 4-burner gas hob with stainless steel splashback and extractor hood over. Fitted oven. Integrated fridge/freezer. Integrated dishwasher. UPVC high level window to side.

**DOUBLE BEDROOM 12' x 10'8" (3.7m x 3.2m)** Sash window to front. Radiator.

**BATHROOM** Panelled bath with shower over and glazed screen. Fully tiled walls. Pedestal wash basin. Light shaver point. Low level W.C. Extractor fan. Inset spotlights. Heated towel rail. Tiled floor. UPVC skylight window.



**OUTSIDE** There are communal gardens exclusively for use of the residents comprising of terraced gardens with established plants and a lawned area. A private pedestrian gate allows access directly to Royal Terrace Gardens.

#### ADDITIONAL INFORMATION

**\*\* We understand from the current Vendor that planning permission has been granted to replace the living room window with a full-size door.**

**HOLIDAY LETS** are allowed, and the Apartment currently enjoys a lucrative holiday let income.

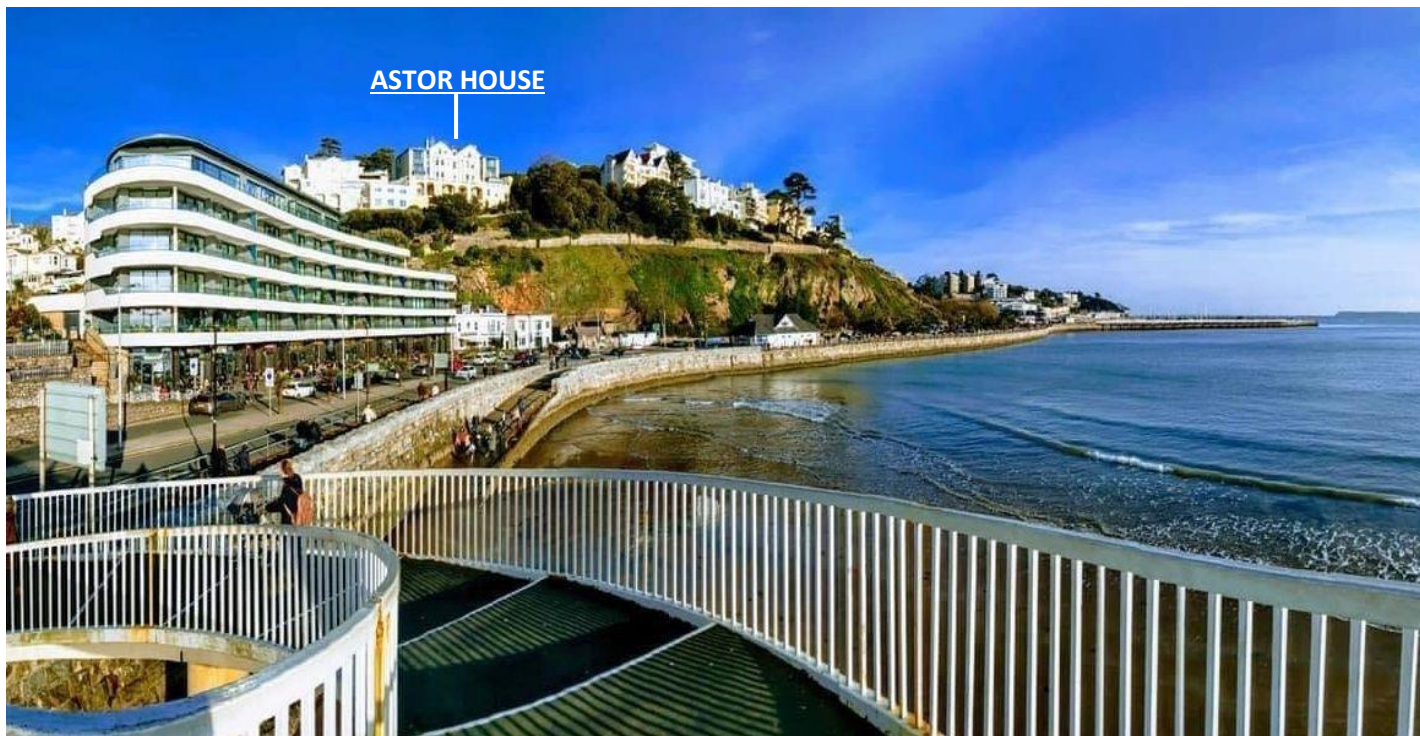
**CONTENTS** Furnishings and contents, available under separate negotiation.

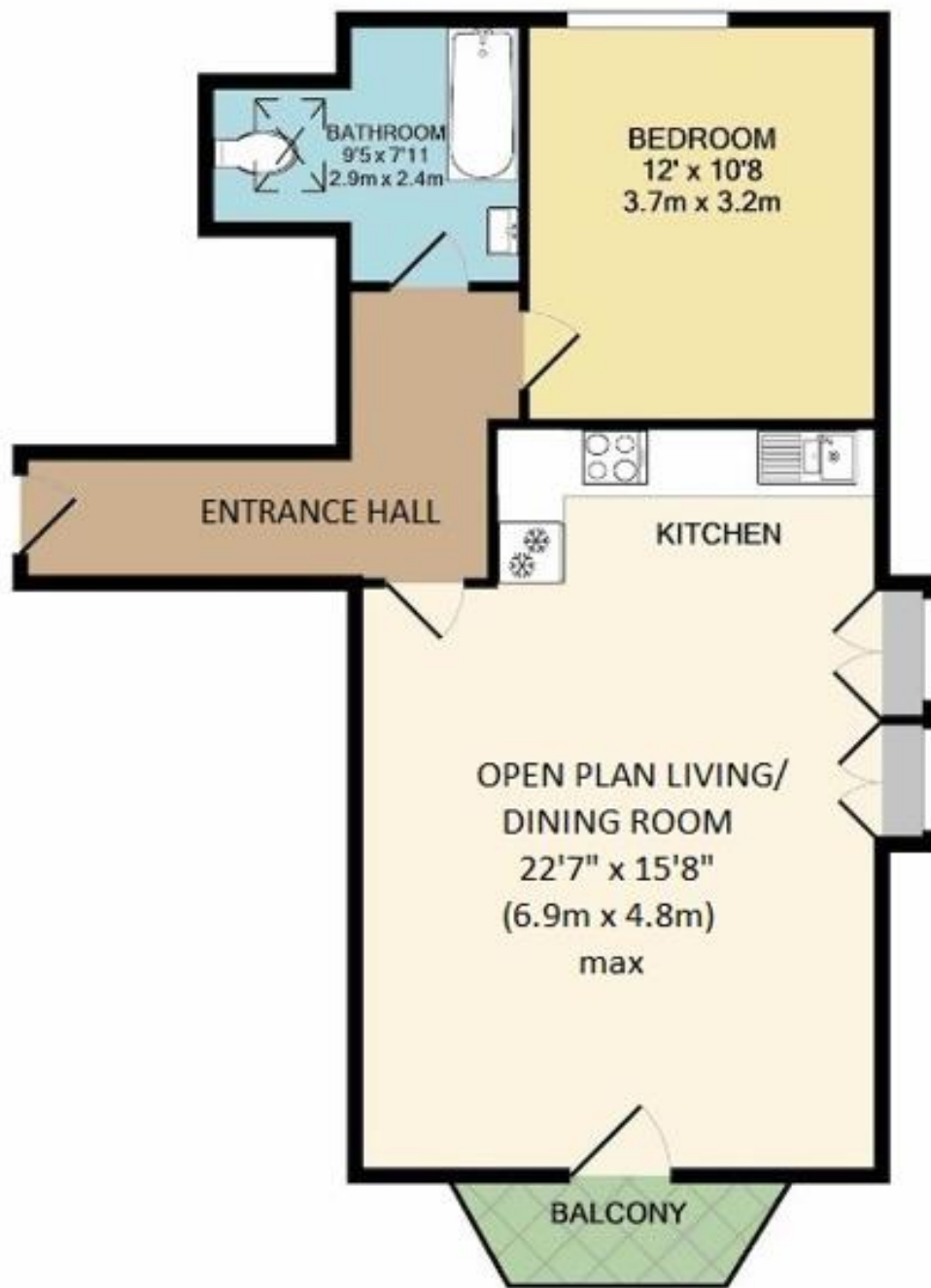
**TENURE** – Leasehold

**COUNCIL TAX** – Band C

**LENGTH OF LEASE** – 199 Years from 2008

**SERVICE CHARGE** – £1500.00 per annum





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>	78	78
(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	