



APARTMENT 17 ASTOR HOUSE, WARREN ROAD,  
TORQUAY, TQ2 5TN

Pincombe's  
estate agents





**A 2 BEDROOM APARTMENT OVERLOOKING THE SEA FRONT, WITH MAGNIFICENT SEA AND COASTAL VIEWS ACROSS TO PAIGNTON AND BRIXHAM**

A second floor Apartment situated within this handsome villa on the hillside, commanding a south westerly position with views across Torquay sea front, along the coast and out to sea. The home is perfectly located for the waterfront restaurants along the promenade, the beach at Torre Abbey and beautiful landscaped gardens and coastal viewing platforms at the Royal Terrace Gardens, which are a short walk away. There is a diverse choice of leisure activities in the area including water sports, bowls, tennis, golf, and the nearby Riviera International Centre offering an indoor 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, Exeter and the M5.

The Apartment comes to market with the benefit of no onward chain and offers 788 sq. ft (73.2 sq. m) of living accommodation comprising: Hallway, 20' open plan Lounge/Diner with Juliet balcony enjoying a widespread panorama across the sea front and out to sea, fitted Kitchen with integrated appliances, 2 double Bedrooms and a Bathroom. Outside, there are terraced communal gardens for the use of the residence and private access onto Royal Terrace Gardens.



**The Accommodation Comprises:**

**COMMUNAL ENTRANCE** With security operated door into:

**COMMUNAL HALLWAY** Stairs rising to:

**SECOND FLOOR** Wooden front door into:

**APARTMENT 17**

**HALLWAY** Video door entry system. Radiator. Inset spotlights. Built-in storage cupboard housing the fuseboard.

**OPEN PLAN LOUNGE/DINER** 20'2" x 15'4" (6.15m x 4.67m) Enjoying an enviable panorama across the whole of Torquay seafront, from the marina, across to Torre Abbey Sands and Corbyn Head, then out to sea and along the coastline taking in Paignton and Brixham.

Picture windows/sliding patio doors opening out onto a Juliet balcony with steel rail and glass panels, enjoying the beautiful coastal and sea views. T.V. aerial point. 3 x Radiators. Storage cupboard. Through to:

**KITCHEN** 10'6" x 8'7" (3.21m x 2.61m) 'L' Shaped worksurfaces with matching upstands and inset 1.5 bowl stainless steel sink, drainer unit. Range of light coloured gloss storage cupboards and drawers with integrated appliances including washing machine, dishwasher and fridge/freezer. Matching eye-level units. Fitted dual range style cooker with 5-burner hob,





stainless steel splashback and stainless steel cooker hood above. Cupboard housing the Potterton gas boiler. Tiled floor. Inset spotlights. Radiator. Pelmet lighting.

**BEDROOM 1** 13'10" x 10'5" (4.00m x 3.17m) Sash window to front. Radiator. Fitted wardrobe.

**BEDROOM 2** 19'10" x 9'6" (6.04m x 2.90m) Currently with a single and double bed in situ. Sash window to side. Skylight. 2 x Radiators.

**BATHROOM** Panelled bath with fully tiled surrounds and shower above. Pedestal wash basin with shaver point. Low level W.C. Tiled floor. Heated towel rail. Inset spotlights. Extractor fan.

**COMMUNAL GARDENS** Steps lead down to the communal gardens which are terraced with lawns and surrounding shrubbery. A private pedestrian gate allows access directly to Royal Terrace Gardens.

### ADDITIONAL INFORMATION

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

**TENURE** – Leasehold, 183 years remaining

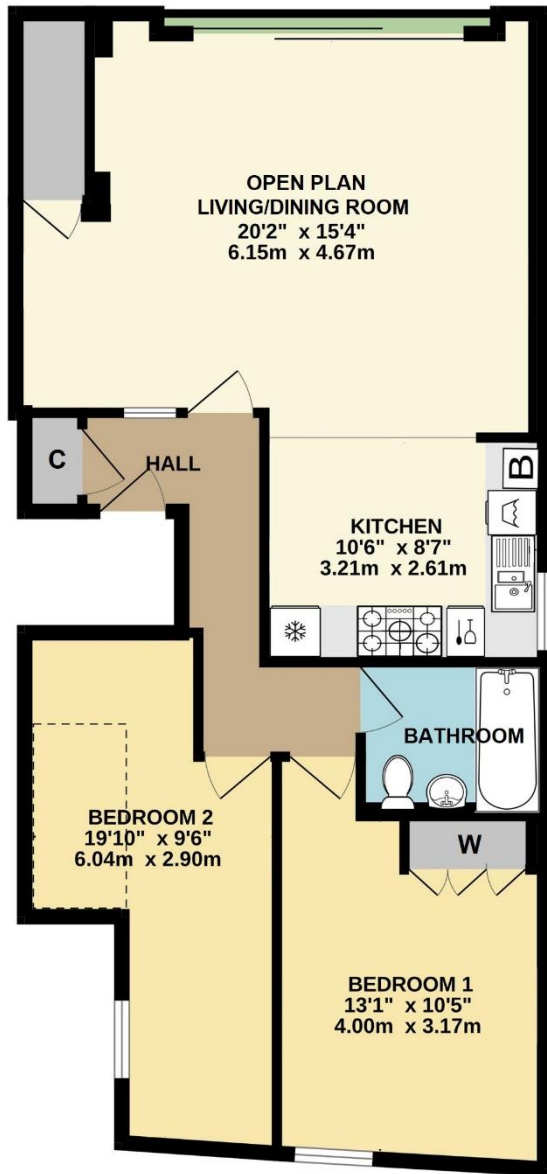
**COUNCIL TAX** – Band D

**SERVICE CHARGE** – £2400.00 approximately.



COMMUNAL GARDENS & VIEW





**TOTAL LIVING AREA: 788 SQ.FT (73.2 SQ.M)**

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>78</b>	<b>78</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	

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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.