



17 ELLESMERE, LOWER WARBERRY ROAD, TORQUAY, TQ1 1TR

Pincombe's
estate agents



A 2 BED APARTMENT IN THIS PRESTIGIOUS BLOCK, WITH PRIVATE BALCONY, ALLOCATED PARKING & USE OF THE BEAUTIFUL COMMUNAL GARDENS

We're delighted to bring to market this fourth floor Apartment at Ellesmere, a highly sought after block of luxury Apartments located within the Warberries area of Torquay. The block is ideally situated with easy access to Torquay Harbourside with its new pedestrianised terrace, waterfront restaurants and leisure facilities, which are a just over half a mile away. The popular parade of local shops at Wellswood are also closeby, along with the green open space at Ilsham Park and the beaches at Ansteys Cove and Meadfoot. For travelling and commuting, there are bus stops on the nearby Babbacombe Road, and Torquay train station is situated just off Torquay sea front with regular running services to Exeter and London, Paddington.

With lift or stairs to the Apartment, the accommodation comprises: Hallway, Lounge opening onto a private west facing Balcony with views over the surrounding area, Dining room, fitted Kitchen, 2 Double Bedrooms (the Master Bedroom with an En-suite Shower room) and Bathroom. Outside, the extensive communal grounds are maintained to an extremely high standard with vast lawns and defined areas to ensure the residents make the most of their time spent outside. The Apartment also benefits from a secure allocated Parking area, and ample Visitors parking.

The Accommodation Comprises:
GROUND FLOOR

COMMUNAL ENTRANCE Security intercom opening to: **COMMUNAL FOYER** Lift and stairs to all levels.

APARTMENT 17

Wooden front door into:

HALLWAY Door entry system. Built-in cupboard with shelving and storage space. Low level radiator. Coved ceiling.

LOUNGE 13'4" x 11'3" (4.08m x 3.44m) UPVC double glazed window overlooking the communal gardens. Coved ceiling. UPVC sliding doors out onto the:

COVERED WEST FACING PRIVATE BALCONY Enjoying views over the communal gardens with sea peeps. Enclosed by stainless steel balustrade and glazed screens with a tiled floor and external light.

DINING ROOM 13'7" x 10'5" (4.15m x 3.19m) UPVC double glazed window overlooking the communal gardens. Obscure glazed internal window to Hallway. Radiator. Coved ceiling.

KITCHEN 13'9" x 6'6" (4.21m x 1.99m) Worktops to 3 sides with inset composite 1.5 bowl sink with range of storage cupboards under. Matching eye-level units, including a display cupboard. 4-Burner gas hob with extractor hood over. BEKO built-in oven. Space and



plumbing for washing machine. Space for tumble dryer. Tiled walls. Space for fridge/freezer. UPVC double glazed window to side.

BEDROOM 1 11'5" x 10'2" (3.49m x 3.10m) UPVC double glazed picture window to front. Radiator. Coved ceiling. Built-in wardrobe with hanging rail and shelving. Door to:

EN-SUITE SHOWER ROOM Tiled cubicle with shower and glazed folding door. Combination vanity unit with worktop and storage cupboards incorporating a Roca wash basin and Roca W.C. Tiled walls. Heated towel rail.

BEDROOM 2 14'1" x 8'1" (4.32m x 2.47m) UPVC double glazed window to front. Coved ceiling. Radiator. Built-in wardrobe with hanging rail and storage.

BATHROOM Panelled bath with tiled surrounds, shower and glazed screen. Pedestal wash basin with light and shaver point above. Low level W.C. Heated towel rail.

OUTSIDE Ellesmere benefits from superbly presented and well maintained **COMMUNAL GROUNDS**, which are approximately 2 acres in size and have been thoughtfully designed to maximise residents enjoyment of their outside space. There are vast lawned areas with borders planted with a variety of shrubs and bushes and various different species of trees to encourage wildlife. An attractive walled garden is home to the Residents Herb growing plot and there



are plenty of seats dotted throughout the gardens to sit and enjoy the peaceful surroundings. A wooden chalet aptly named 'The Hub' provides a place for the residents to meet and pass the time, and there is also a gardening club. There is ample Visitors Parking to the front of Ellesmere with driveway continuing to the **SECURE UNDERGROUND PARKING AREA** with electric up and over double door.

ADDITIONAL INFORMATION

TENURE – Leasehold, 999 year lease from 2011

EACH FLAT HAS A SHARE IN THE FREEHOLD

SERVICE CHARGE – £2444.00 Per annum

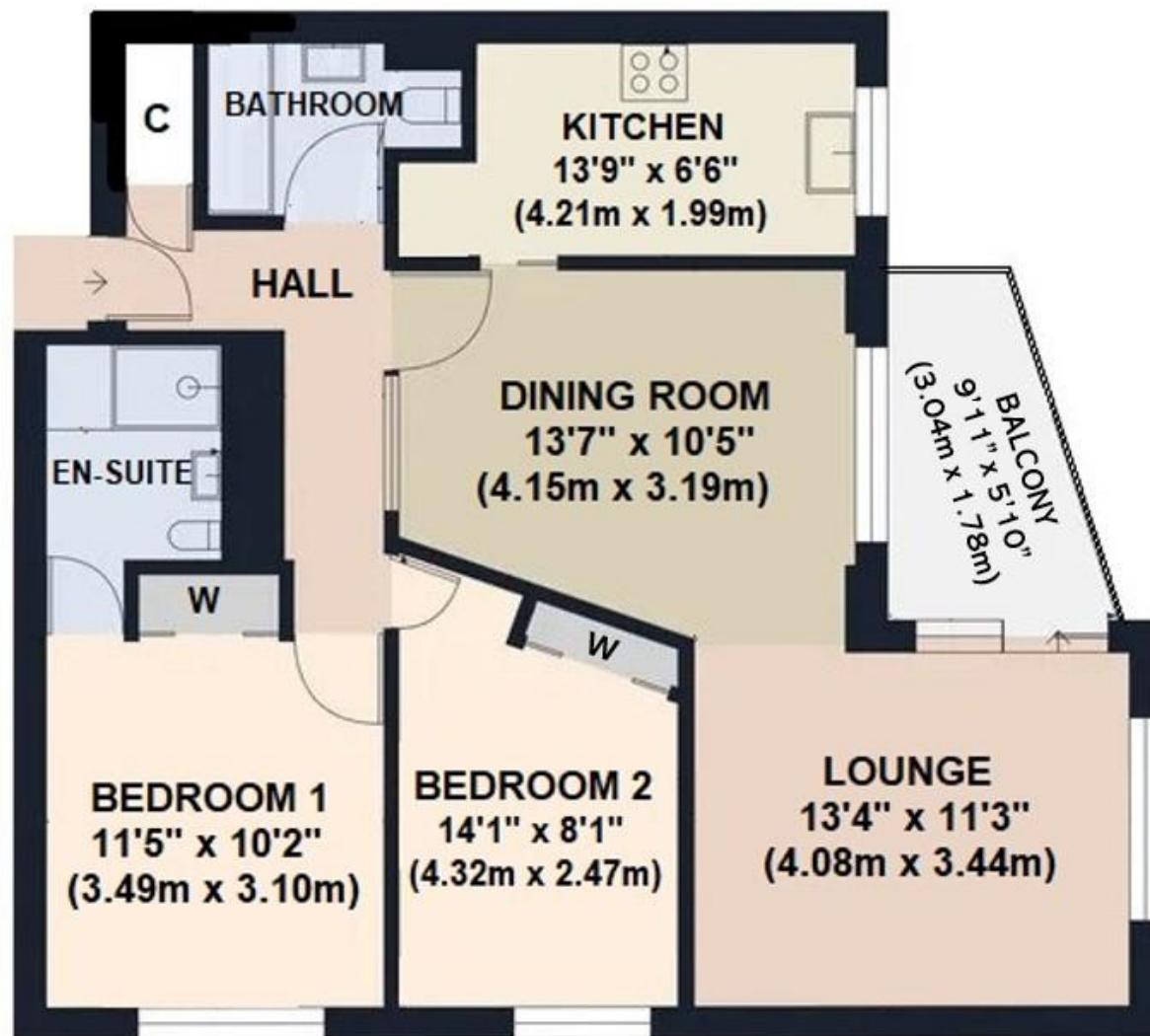
NO SUB-LETTING ALLOWED

COUNCIL TAX – Band D (Torbay Council)



COMMUNAL GROUNDS AT ELLESMERE





TOTAL APPROXIMATE FLOOR AREA: 828.82 SQ.FT (77 SQ.M)

