



www.garganandhart.co.uk

01803 897321



Gargan & Hart

Estate Agents

St. Lukes Road South, Torquay

Offers Over £250,000

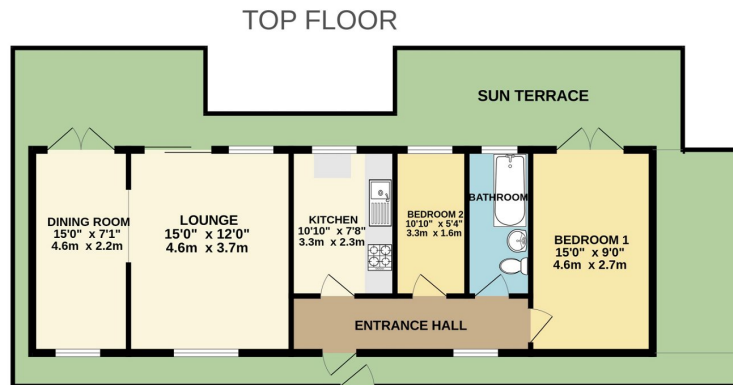
🛏️ 2 🚿 1 🛋️ 2



- Superb Penthouse Apartment • NO ONWARD CHAIN
- Stunning Panoramic Sea Views
- Modern Kitchen & Bathroom
- Large Sun Terraces to Rear & Side & Communal Gardens
- EPC - C
- Spacious Lounge & Dining Room
- Allocated & Visitor Parking
- Council Tax - C
- Service Charge - £1,351 pa



A fantastic opportunity for cash buyers to acquire a penthouse apartment affording stunning panoramic sea views over Torbay. The purpose built development is conveniently located in an elevated position, within walking distance of Torquay town centre and its vibrant seafront promenade and well placed for access to Torquay mainline train station and arterial roads to Exeter, Plymouth and the M5 motorway. The well presented accommodation comprises two bedrooms, lounge, dining room, modern kitchen and bathroom. In addition, the apartment benefits from sun terraces to the rear and one side, accessed from the lounge, dining room and principal bedroom, each enjoying fabulous sea views. Outside, there are communal gardens and allocated parking space. For those looking to capture seaside and alfresco living then look no further than this fabulous apartment which deserves internal inspection to fully appreciate the lifestyle it offers.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hergem 1/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

