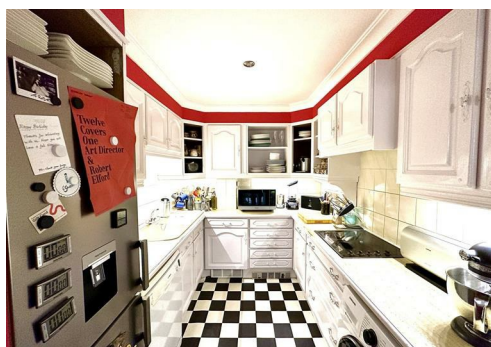




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Flat 9, Royal Marina Court

## Flat 9, Royal Marina Court, Beacon Terrace, Torquay, TQ1 2BJ



Dartmouth 10 miles Totnes 10 miles Exeter  
21 miles

A stylish coastal apartment in an established development of a Grade II listed Victorian terrace in superb location on Torquay's harbourside in the heart of the English Riviera, boasting dramatic sea views over harbour and picturesque Torbay. The apartment occupies a second-floor position with passenger lift and stair access and benefits from period features and generous living space.

- Stunning Coastal Views
- Period Features
- Lift Access
- Well-Presented Throughout
- Two Bedrooms, Two Bathrooms (one en suite)
- No Forward Chain
- Grade II\* Listed
- Council Tax Band C
- Service Charge £3,644 Ground Rent £100 p.a.
- Leasehold 999 Years from 1993

Asking Price £300,000

### SITUATION AND DESCRIPTION

A stylish coastal apartment in an established development of a Grade II listed Victorian terrace in superb location on Torquay's harbourside in the heart of the English Riviera, boasting dramatic sea views over harbour and picturesque Torbay. The apartment occupies a second-floor position with passenger lift and stair access and benefits from period features and generous living space. This stunning property briefly consists of a spacious entrance hall, two bedrooms with a four-piece suite bathroom en suite to bedroom one and a further three-piece suite shower room. A generous living room measuring 22' by 14'6" with full length wooden sash windows and high ceilings, separate galley kitchen and very ample storage throughout.

On the coastal property front line, facing southwest with sea views across the bay and busy harbour, this apartment is next door to the Royal Torbay Yacht Club and conveniently situated a short stroll from the harbourside development and its amenities and attractions, restaurants including several of Torbay's finest, cafes and bars, shops and the Princess Theatre. Torquay Harbour is an international deep-water marina and there is a constant traffic of marine leisure craft and Torbay is probably the best dinghy sailing arena in the UK. For all things seaside, the English Riviera is perfect with nine beaches within the bay, including some beautiful and secluded ones and all manner of water sports.

The bay has mainline railway links to London Paddington and the Cathedral City of Exeter and the motorway network is within easy reach via the new South Devon Link Road.

### ACCOMMODATION

From the large Communal Entrance with video door entry system there is access to the second-floor landing by both lift and stair where a heavy panelled private entrance door with Banhams lock opens into the apartment. A lobby with fitted boot cabinet and four wide steps rises to the spacious entrance hall with character archways. The video door entry receiver is here and an airing cupboard housing the immersion cylinder and fuse panel. There is dado rail with mouldings below, brushed steel switches, power points and door furniture and contemporary art deco wall lights throughout the property. The living room features three 12-pane full height sash windows with boxed-in radiators below, giving stunning views across Torbay and taking in Torquay Harbour. The room boasts high ceilings with egg and dart cornice and a feature gas fireplace with marble hearth which creates an attractive focal point at one end and at the other end a full-width bespoke wooden bookshelf and

cabinet. Dimming wall and socket lights, television, telephone and ethernet points. The original separate galley kitchen with swing door is fully fitted with wooden cupboards and drawers below and matching wall cabinets and open shelving above. Wood trim working surfaces with tiled splashbacks and inset twin bowl sink unit with mixer tap and single drainer. Integrated appliances include four-ring electric hob and oven and grill, there is a dishwasher and spaces for fridge/freezer and washing machine. Within one of the cupboards is the floor-mounted gas fired boiler. The principal bedroom has French windows opening to Juliet balcony, two generous fitted double wardrobes with dressing table between, boxed in radiator, wall mounted bedside reading lights and central dimming light. A door to en suite bathroom with panelled bath with built-in shower cubicle, integrated vanity unit and storage drawers, bidet and close coupled WC, heated ladder towel rail. Bedroom two is a double room with short sash window to rear, two generous fitted double wardrobes, radiator and central dimming light. A separate shower room features a three-piece suite comprising walk-in double shower cubicle, pedestal wash hand basin and WC. Glass shelving and mirror.

### SERVICES

Mains Gas, Water and Electricity. A second service lift to carry refuse up to the street behind operates out of the communal bin room at the rear of the building. Standard and Superfast Broadband supplied by Openreach available. Mobile Networks available are EE, O2, Vodafone and Three.

### TENURE

Service Charge £3,644 per annum, includes Water Rates & Buildings Insurance  
Lease 999 Years from 1993  
Ground Rent: £100 per annum  
Freehold owned by the residents

### VIEWING

Strictly by prior appointment with Stags on 01803 200160

### DIRECTIONS

From Stags Torquay follow around the harbourside turning right at the clock tower, proceed along Victoria Parade where the property can be found on your left hand side opposite the Living Coasts, next to the Royal Torbay yacht club.



Approximate Gross Internal Area = 85.6 sq m / 921 sq ft

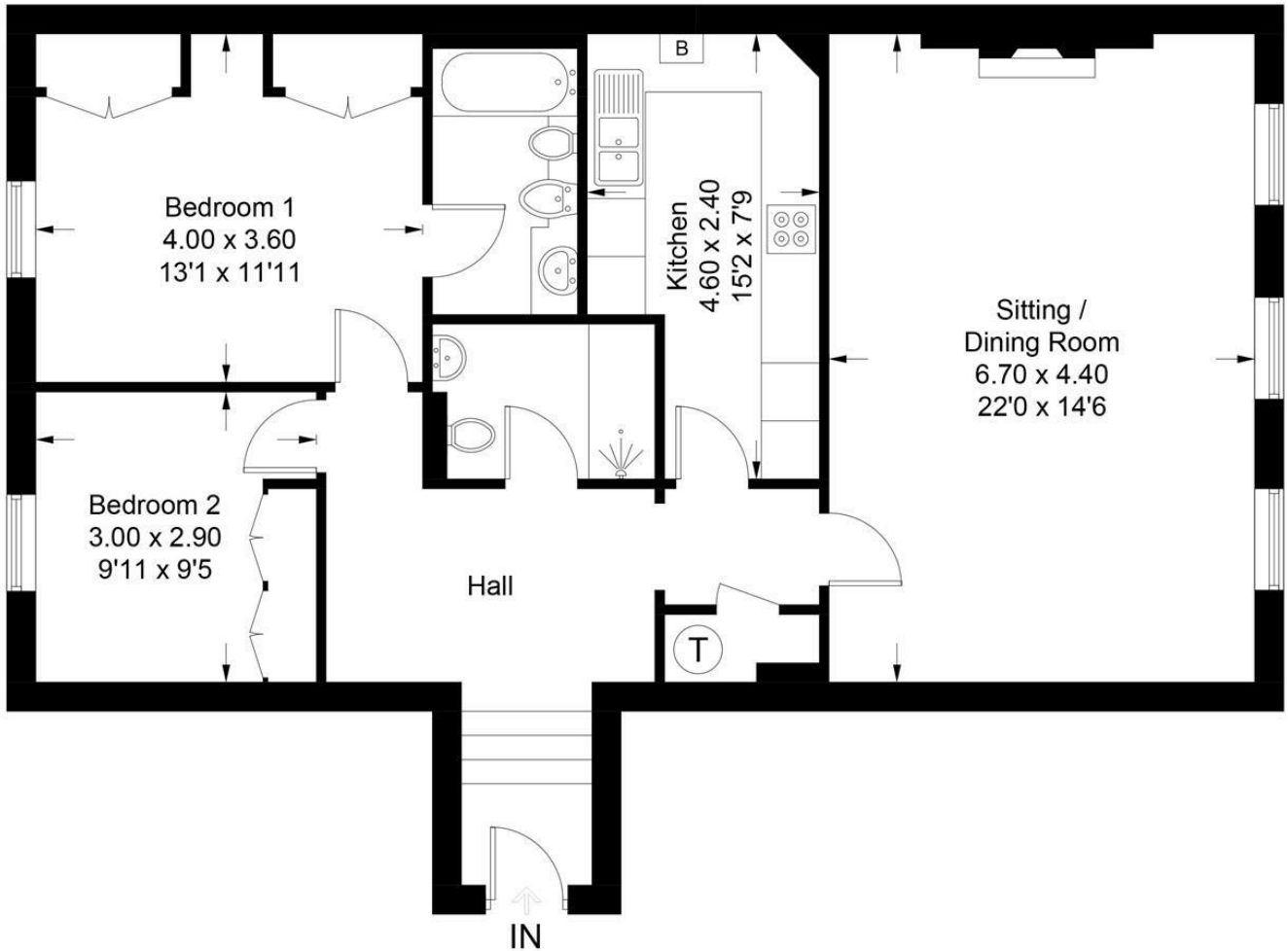


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID963273)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-78) C	(55-64) D
(55-64) D	(49-54) E	(35-39) F	(2-28) G
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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