



3 Park Hall

3 Park Hall, Park Hill Road, Torquay, TQ1 2BL



Plymouth 33 miles Exeter 23 miles Newton  
Abbot 8 miles

**A stunning two bedroom ground floor apartment which enjoys views in a south/westerly direction looking towards the harbour mouth and across Tor Bay.**

- Well-Presented Two Bedroom Apartment
- Sea, Harbour & Coastal Views
- Ground Floor Apartment
- Off Road parking
- No Forward Chain
- Close to Amenities
- 999 Year Lease
- Service Charge £148.78pcm (inc Water Rates)
- Leasehold- Share of Freehold
- Council Tax Band D

**Guide Price £309,995**

#### **SITUATION AND DESCRIPTION**

A stunning two bedroom ground floor apartment which enjoys views in a south/westerly direction looking towards the harbour mouth and across Tor Bay. The property forms part of a prominent development enjoying an elevated location sitting above the harbourside within close proximity of local amenities and within easy reach of the sea front promenade and beach at Torre Abbey Sands. Park Hall is a small development of residential apartments with this property benefitting from a terrace positioned to capture the coastal views. Situated to the ground floor, the accommodation briefly consists of a living room opening to the terrace, well-appointed modern kitchen, principal bedroom with sea and coastal views, bedroom two and a separate shower room. A communal parking area is situated to the front of the building.

Torquay is the jewel in the crown of The English Riviera, offering a wonderful quality of life for its residents. Whether you choose to relax on one of the nine beaches within the bay, some beautiful and secluded, or sail from the international deep-water marina situated in the busy harbour where numerous events take place throughout the year, including internationally renowned yacht races and the highly charged power boat championships. Torquay offers a mild climate and a comprehensive range of shopping, eating and educational facilities.

Torquay has mainline railway links to London Paddington and the cathedral city of Exeter is located within a commutable distance thanks to the new South Devon Highway. Regional airports at both Plymouth and Exeter mean the whole country and the continent beyond are within easy reach.

#### **ACCOMMODATION**

Communal entrance hall with security entry system, front door into a spacious and welcoming entrance hall with walk-in cupboard with light, original Parquet flooring, radiator and doors to all rooms. Follow the original Parquet flooring through to the living room which features a double glazed sliding door, side panel opening to a terrace taking in panoramic views looking across Tor Bay to Brixham the perfect spot to enjoy your morning coffee. The living room is a light and comfortable space with the focal point being an original period fireplace. To the other side of the entrance hall you will find the modern fitted kitchen with quartz work tops on two sides providing ample prep space, units beneath and over, tiled surrounds, remaining walls half tiled. Four ring Bosch gas hob with stainless steel extractor hood over, electric oven below, inset composite sink, mixer tap, integrated dishwasher, integrated fridge/freezer, pull out

pantry drawer to the side. Cupboard housing the wall mounted Ideal gas fired central heating boiler. Bedroom one is a spacious room with double glazed windows with views to the harbour mouth looking across Tor Bay taking in the surrounding coastline, space for range of wardrobes. Bedroom two has double glazed windows to the rear aspect, coved ceiling, radiator. The shower room completes the accommodation with a modern three piece suite comprising a double width shower cubicle with sliding door, vanity unit with wash basin, mixer tap, cupboard beneath, mirror with light, close coupled W/C, plumbing for washing machine, wall mounted plumbed chrome towel rail, ceramic tiled floor.

#### **OUTSIDE**

The property is approached from Park Hill Road through an original entrance leading to the main building and the 1930's art deco style wing. A tarmac drive leads to a hardstanding parking area in front of the building as well as a gravelled area providing further parking if required. The communal gardens are mostly laid to lawn with established flower and shrub borders adding an pleasant backdrop to the property.

#### **TENURE**

Leasehold- Share of Freehold, 999 Year Lease  
Service charge £1206 p.a, including water and ground rent.  
Holiday lets are not permitted

#### **SERVICES**

Mains gas, electric, water, and drainage. Gas central heating. Water rates included in service charge. Upto Ultrafast broadband is available with Openreach. Mobile network available inside and outside with Vodafone is likely.

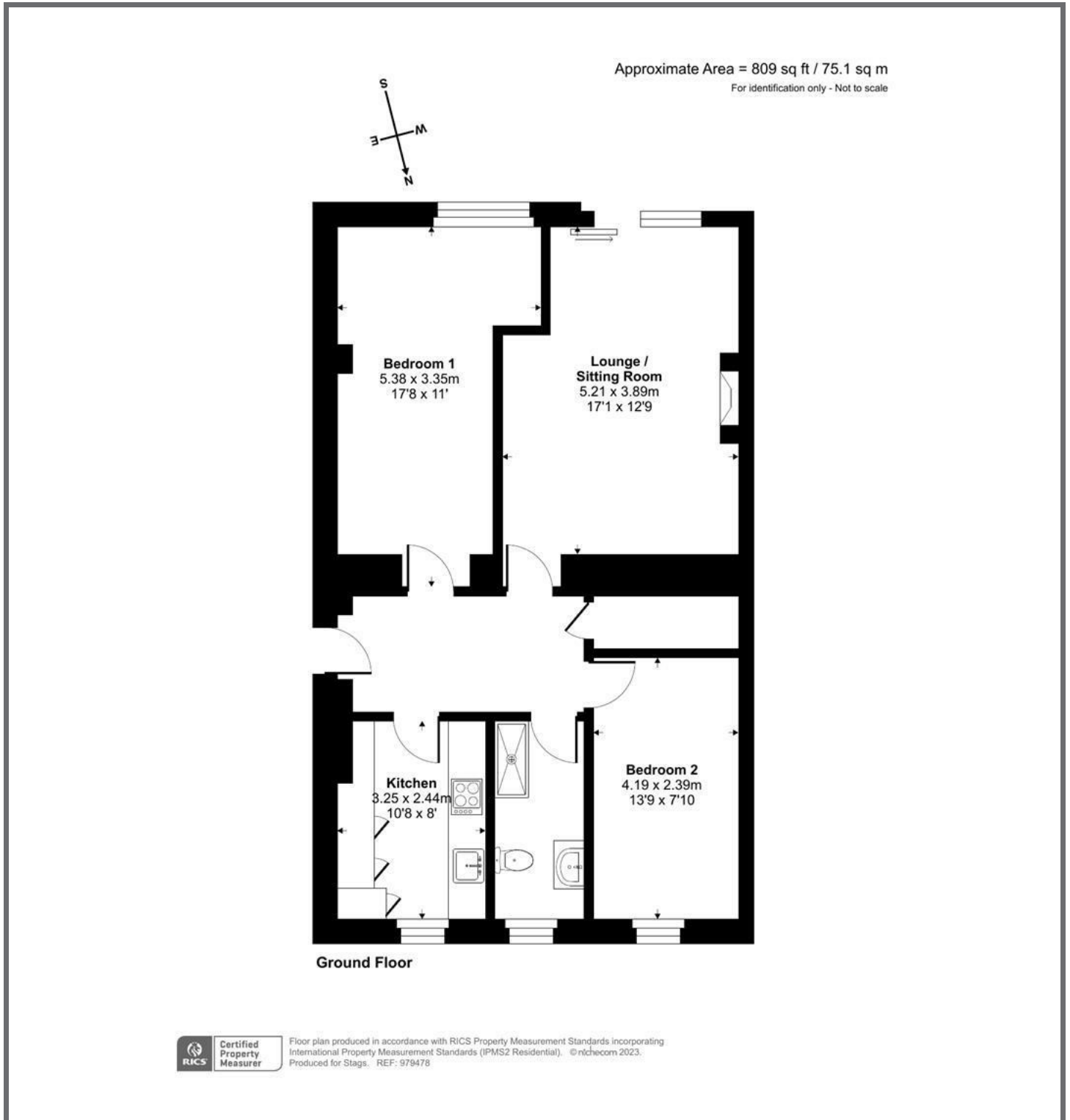
#### **VIEWINGS**

Strictly by prior appointment with Stags on 01803 200160.

#### **DIRECTIONS**

From the Stags Torquay office, proceed along the Strand and at the clock tower turn right and continue along beside the harbour, follow the road up the hill past the Royal Torbay Yacht Club and take the next left just before the Imperial Hotel. The entrance to Park Hall can be found shortly on the right.





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	74	80
(69-80) C	(49-68) D		
(29-68) E	(1-28) F		
(1-28) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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