



B3, Shirley Towers



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Vane Hill Road, Torquay, TQ1 2BX

Plymouth 33 miles Exeter 23 miles Newton Abbot 8 miles

This fabulous apartment forms part of the landmark development of Shirley Towers, standing in a prominent position overlooking Torquay's pretty harbour with commanding views out to sea from the panoramic windows.

- Stunning Coastal Apartment in Landmark Block
- Three Bedrooms (One Ensuite)
- Commanding Harbour & Coastal Views
- Garage Parking
- Close to Marina & the Sea Front
- Council Tax Band F
- Service Charge £3793 p.a.
- Leasehold with Share of Freehold

Guide Price £525,000

SITUATION AND DESCRIPTION

This fabulous apartment forms part of the landmark development of Shirley Towers, standing in a prominent position overlooking Torquay's pretty harbour with commanding views out to sea from the panoramic windows. You will not tire of watching the cormorants diving for breakfast or the fishing boats as they head out to sea for their catch as there's no grander spot for your morning coffee. The property is perfectly situated to enjoy the coastal lifestyle that is available in the area.

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

A security operated door gives access to the communal lobby with lift access to the apartment which is approached through a private door opening to the reception hall with security intercom and cupboard housing the electric meter and convenient storage cupboards. Glass double doors allow light to flood the space and allow a taste of the stunning views. The sitting room is a large bright room with double glazed sliding windows enjoying the spectacular sea and coastal views across Torquay harbour, marina and following the coastline around to Paignton. The dining room again enjoys the beautiful sea and coastal views from the large double glazed windows. Open plan to the immaculate kitchen, fitted with a range of units with ample working surfaces above and inset sink unit. Built-in electric oven and grill, gas hob with extractor hood over, integrated dishwasher and separate fridge and freezer, double glazed windows to the side aspect. Utility with provision for washing machine and tumble dryer, wash hand basin. The bedrooms are located on the West side of the building with bedroom one with double glazed windows enjoying the spectacular sea and coastal views from the comfort of your bed, range of built-in range of wardrobes, chest of drawers and dressing table. Ensuite shower room with white suite of large walk-in shower cubicle, wash hand basin and WC, ladder style heated towel rail and double-glazed window to side aspect. Bedroom two with double glazed window to the side with views over the inner harbour and over Torquay. Two built-in double wardrobes with hanging and shelf space. Bedroom three with double glazed window to the side overlooking the inner harbour and towards the town. Built-in double wardrobe with hanging and shelf space. The bathroom is fitted with a white suite comprising bath with shower over, wash hand basin and WC. Fully tiled walls and flooring, ladder style heated towel rail.

OUTSIDE

Garage - situated in the garage block, with up and over electric door with power and lighting. To the rear of the development is parking for visitors. At entry level a security intercom for visitors is provided and CCTV installed within the entrance lobby for resident's peace of mind. The apartment block is set in its own well-maintained grounds. A gate from the grounds leads to steps leading you to the harbour area.

SERVICES

Mains water, drainage, gas. Gas central heating. Standard and Superfast broadband supplied by Openreach available in the area. Mobile Network is available with Vodafone, 02, EE and Three.

TENURE

Length of lease: 967 years from June 1966. Residents own a share of the freehold. Service Charge £3793 p.a. inc building and garden maintenance, water rates, communal electricity, building insurance and a 'live-in' Caretaker. No pets, letting or holiday lets permitted.

VIEWING

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Stags offices proceed along the Strand to the clock tower roundabout known as the Mallock Memorial, turn left and proceed up Torwood Street to the first set of traffic lights. Turn right at the traffic lights onto Meadfoot Road, follow this road up the hill onto and round a sharp right hand bend where you will see Meadfoot Lane on your right. Turn right onto Meadfoot Lane and then first left onto Vane Hill where you will see Shirley Towers on your right hand side. This apartment is situated in the middle of the three blocks.



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.



Approximate Gross Internal Area
155.4 sq m / 1672 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1046699)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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