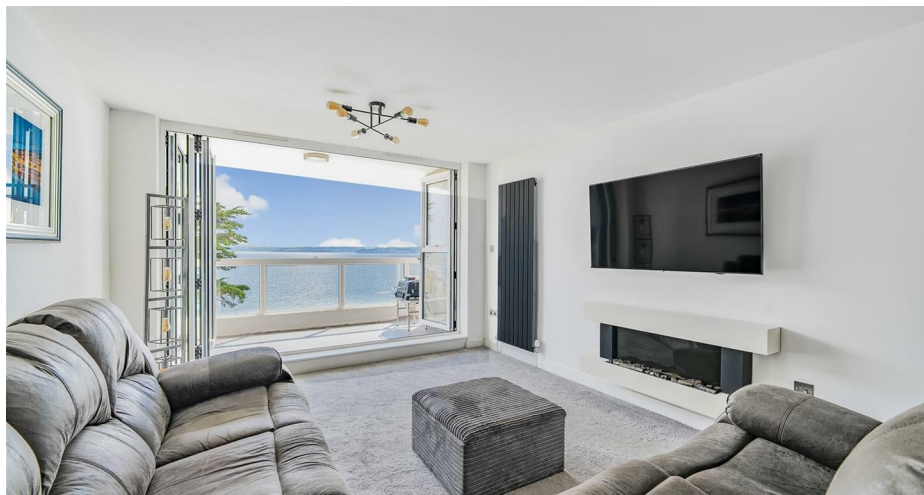




Apartment 1C Imperial Court



SITUATION & DESCRIPTION

This stylishly refurbished apartment on the first floor of the iconic 1970s Imperial Court is an immaculate full-time home or lock-up-and-leave on Torquay waterfront, ideally positioned to enjoy the best of what Torbay has to offer. Quietly positioned just off the central Torquay Harbour but still within the conservation area, this apartment is a moments' walk from Michelin starred restaurant, The Elephant, and a myriad of exceptional local restaurants, cafes, and bars. In addition, the famous Torquay Marina and Yacht Club are both on your doorstep, as well as access to the South West Coastal Path, allowing for full enjoyment of Torquay's sheltered bay. The apartment is lift-accessible and comprises briefly of two double bedrooms- one ensuite- contemporary open plan kitchen and living space with dining area in between, balcony overlooking the stunning sea views, allocated parking space in a gated area for residents, and key access to the Hotel's gardens. Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.

ACCOMMODATION

Upon entering, an enclosed hallway with large cloaks and storage cupboard provides a perfect space to settle into the home. A contemporary dual aspect living space is the impressive centrepiece of this home, an ideal room for entertaining with stunning views out to sea across the balcony. To the front of the building is a lounge area directly overlooking the ocean, with space for a wall-mounted TV and wide electric fireplace underneath. In the space between the lounge and kitchen is a well-defined dining area with space for a six-seater dining table. The sleek kitchen with breakfast bar comprises of tiled floors, white base and wall units, grey quartz worktops, five-ring induction hob with stainless steel and glass extractor over, Franke boiling water tap, and Neff integrated appliances including: two single ovens, coffee maker, combination microwave, fridge/freezer and separate fridge, dishwasher and washer/dryer. Through the next hallway the two double bedrooms are accessible. Bedroom two is a large double bedroom with ample space for

wardrobe and other storage, and benefits from a newly-fitted ensuite bathroom fully tiled throughout for ease of maintenance and an attractive three-piece bathroom suite plus anthracite grey towel heater. The principal bedroom boasts amazing sea views, a stunning vista to wake up to, and enjoys a large floor space as well as built-in wardrobes, wall-lighting, space for a mounted TV with floating cabinet underneath, and luxurious carpet underfoot. The secondary hallway also provides access to a family shower room with a beautiful contemporary finish, three-piece bathroom suite, and anthracite grey towel heater.

OUTSIDE

Bifold doors open from the living space onto a covered balcony positioned just above the seafront, providing garden views below and enviable vistas over the ocean and across Torbay. One allocated parking space across from the building's front door, accessible through a gate with keycode access. Residents of Imperial Court have access to the gardens owned by the Imperial Hotel, accessible only by key.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating (central boiler maintained by management company). Standard and Superfast Broadband supplied by Openreach available in the area. Mobile Networks available are EE, O2, Vodafone and Three.

TENURE

Share of the Freehold, 122 Years with 96 Years Remaining Although a New 999 Year Lease is Awaited. Service charge includes: heating, water, buildings insurance, daily refuse collection, maintenance of car park area, window cleaning, cleaning of communal areas, concierge service, decoration of communal areas, etc. Holiday letting is not permitted, pets are allowed excluding cats.

VIEWING ARRANGEMENTS

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 and continue past the Living Coasts, the Royal Torbay Yacht Club and you will find Imperial Court shortly on your right.

Dartmouth 10 miles Totnes 10 miles Exeter 21 miles

An immaculate and energy efficient first floor apartment in this exclusive waterfront development affording stunning views across Torbay and a balcony from which to enjoy them, two double bedrooms, and a gated allocated parking space.

- Stunning Waterfront Views
- First Floor Apartment with Lift
- Newly Refurbished
- Balcony with Sea Views
- Gated Allocated Parking Space
- Share of Freehold
- 122 Year Lease (Soon to be 999 Years)
- Service Charge £5638.36/pa
- Ground Rent £100/pa
- Council Tax Band G

Guide Price £495,000



Approximate Gross Internal Area = 89.8 sq m / 967 sq ft

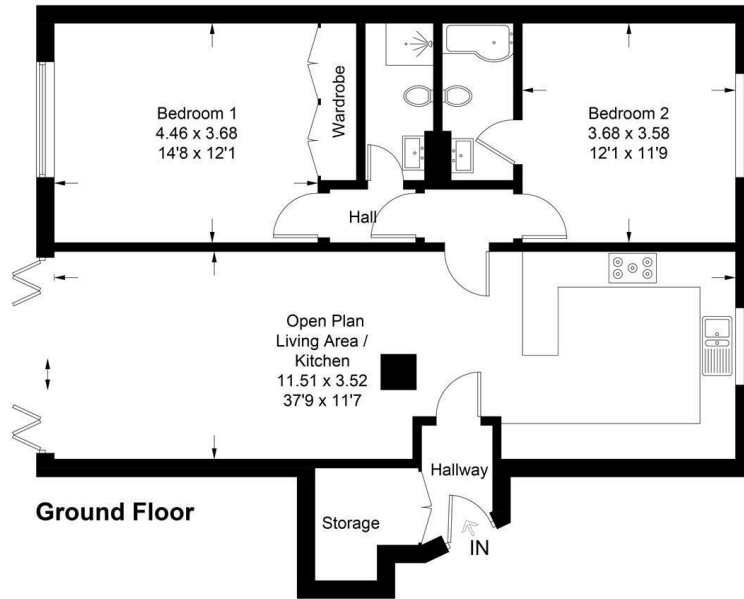
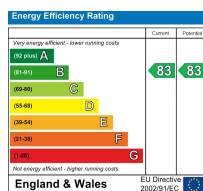


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1084516)

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.



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