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Apartment 12

Apartment 12, Babbacombe Heights, St Albans Road, Torquay, Devon, TQ1 3LG



Torquay Marina 2 miles Dartmouth 12 miles  
Exeter 20 miles

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A stylish two-bedroom apartment featuring open-plan living, a private balcony with stunning views, and convenient access to the very best of the English Riviera.

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- Two Double Bedrooms
- Top floor
- Balcony
- Flooring Throughout
- Family Bathroom
- Secure Entry & Lift Access
- Allocated Parking Space
- 10 Year ICW Warranty
- Council Tax Band C
- Share of Freehold

£330,000



### SITUATION

Located in the heart of the English Riviera, this apartment offers easy access to Torquay, Paignton, and Brixham. The area is steeped in charm and literary history, with connections to Agatha Christie and close proximity to attractions such as Cockington Court and Dartmoor National Park.

### DESCRIPTION

This well-appointed top floor apartment provides spacious and easy living. The open-plan lounge and kitchen, complete with integrated appliances, flows seamlessly to a private balcony which is perfect for unwinding while enjoying views over the Downs. The property benefits from a security entry system, a lift, entrance hallway, utility space, two generously sized bedrooms and a family bathroom.

### OUTSIDE

The apartment enjoys a private balcony with pleasant views over the Downs. The development includes an allocated parking and electric car charging points.

### OTHER CONSIDERATIONS

Share of Freehold  
999 Year Lease  
Peppercorn Ground Rent  
Some photos have been staged using AI.

### SERVICES

Mains electricity, water, and drainage  
Electric car charging available  
Lift access and secure entry system  
Broadband speed up to 330 Mbps  
Mobile coverage from EE, Three, O2 and Vodafone likely.

### DIRECTIONS

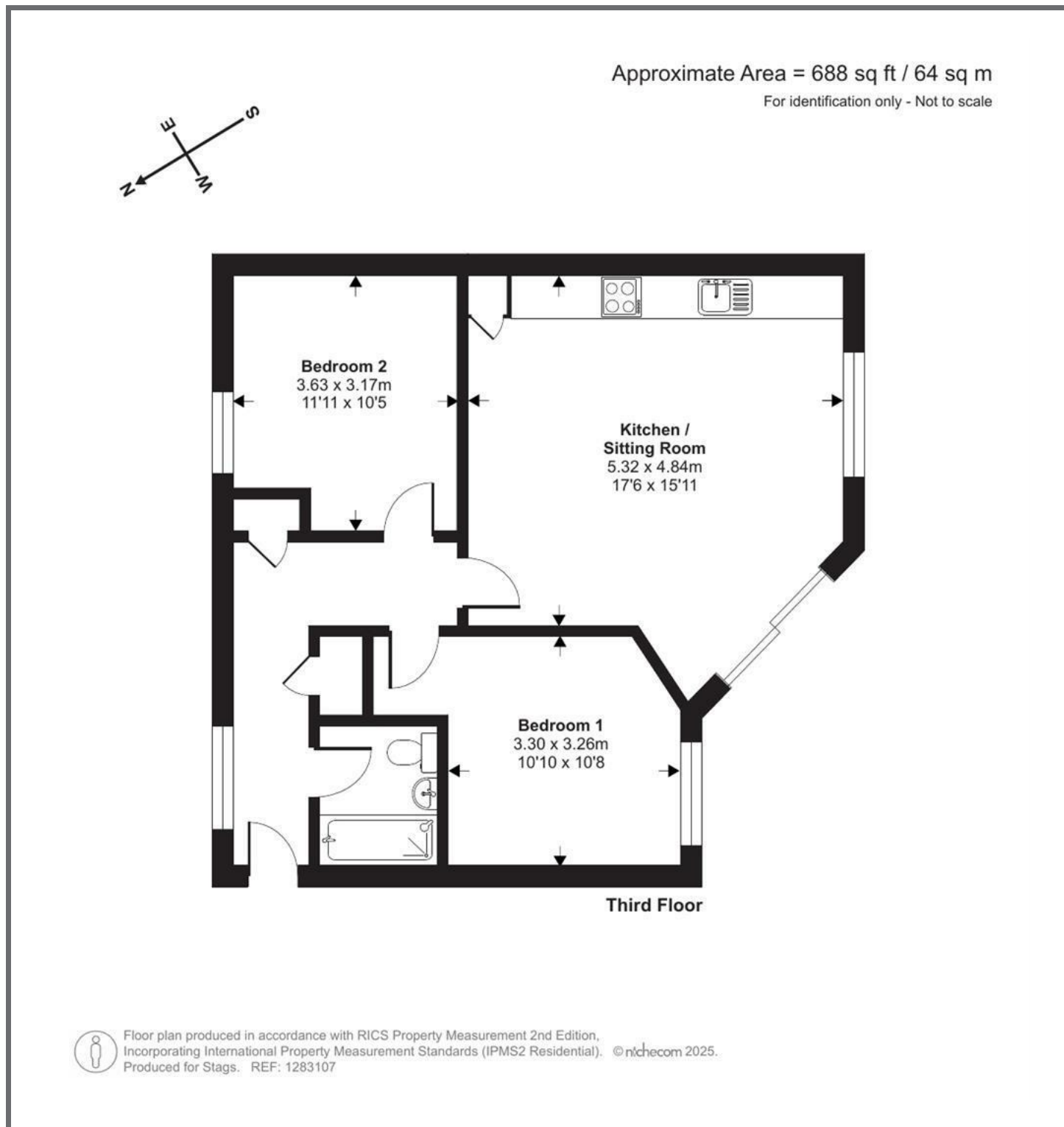
From the Torquay Marina drive up Torwood Street which turns into Babbacombe Road, follow the road for 2 miles and then turn right onto St Albans Road. After 100 yards the development will be on your right.

### VIEWINGS

Strictly by prior appointment with Stags Torquay office on 01803 200160.







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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		84	84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(41-48) <b>F</b>			
(35-40) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

6 Vaughan Parade, Torquay, TQ2 5EG

01803 200160

torquay@stags.co.uk

stags.co.uk



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