



Flat D A Imperial Court



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Park Hill Road, Torquay, TQ1 2EP

Dartmouth 10 miles Totnes 10 miles Exeter 21 miles

This fabulous South facing apartment is ideally located on the coastline of Torbay, where you can hear the waves lapping on the shore below! Refurbished and modernised throughout, this property is presented in excellent order throughout and enjoys commanding sea views making this a premier marine home.

- Impressive Two/Three Bedroom Coastal Apartment
- Refurbished in 2014 to a High Standard
- Allocated Parking with Socket for Car Charging
- Leasehold 91 Years Remaining, Currently being Extended to 999 Years
- Balcony with Stunning Sea & Harbour Views
- Modern Ensuite to Principal Bedroom
- Council Tax Band G
- Service Charge £1,576.91 (3 Monthly), Share of Freehold

Asking Price £600,000

SITUATION AND DESCRIPTION

This fabulous South facing apartment is ideally located on the coastline of Torbay, where you can hear the waves lapping on the shore below! Refurbished and modernised throughout, this property is presented in excellent order throughout and enjoys commanding sea views making this a premier marine home. The stunning uninterrupted sea views take in the whole of the bay where there is always plenty of activity, from watching the boats entering and leaving the harbour to powerboat racing, kitesurfing and occasionally the Red Arrows. The accommodation has been designed to emphasise the commanding views and natural light, briefly comprises of two/three double bedrooms with an ensuite to bedroom one, generous open-plan sitting room with balcony, access to the study/dining room, contemporary fitted kitchen. A dedicated parking space is positioned directly outside of the property. Ideally located on the ground floor allowing for single level living.

Situated a stone's throw from the coast, principally facing south, with some of the best and closest sea views across the bay, this apartment is conveniently situated a short stroll from the harbour side with its many amenities and attractions including a myriad of restaurants and continental cafes offering international cuisine as well as showcasing the best of British food. Here you will also find Torquay's international deep-water marina. For those that enjoy life on the ocean wave the English Riviera is perfect, with its nine beaches within the bay including some beautiful and secluded ones. Beacon Cove is situated right next to Imperial Court.

The bay has mainline railway links to London Paddington and the Cathedral city of Exeter and the motorway network is an easy commute thanks to the new South Devon Link Road.



ACCOMMODATION

Set on the ground floor of a sought-after marine development, this beautifully modernised apartment offers single-level living with a triple aspect and commanding sea and harbour views. Refurbished to a high standard by the current owners in 2014, the property combines contemporary style with a practical layout, making it ideal for a range of buyers. The spacious, light-filled interior includes a modern fitted kitchen equipped with integrated appliances including an oven, warming drawer, microwave, hob with extractor, fridge freezer, and dishwasher, as well as dedicated space for a washing machine. The spacious living room boasts ample space to relax and enjoy your surroundings, with a spacious balcony which draws you to the magnificent coastal views, the perfect spot to soak in the sun with a morning coffee or afternoon cocktail.

The apartment features three generously sized double bedrooms. The principal bedroom benefits from a stylish ensuite, fully tiled and fitted with a contemporary three-piece suite comprising a WC, wash hand basin, and a double shower cubicle. Bedroom three is currently used as a study but would make an excellent dining room, offering flexibility to suit different lifestyles. A sleek, fully tiled family bathroom completes the accommodation, boasting a four-piece suite with WC, wash hand basin, bidet, and a luxurious corner bath. This property truly delivers a rare combination of space, style, and stunning views, all within a well-maintained coastal development.

OUTSIDE

Enjoying an enviable coastal position, this beautifully appointed apartment in Imperial Court features a spacious, south-facing balcony offering uninterrupted panoramic views over Torquay Harbour and out towards Berry Head in Brixham. The ever-changing seascape creates a stunning natural backdrop, seamlessly blending indoor and outdoor living. Whether you're relaxing with a morning coffee or entertaining guests, the serene setting and soothing sounds of the sea make every moment feel special. With the added benefit of a secure allocated parking space with an electric socket for car charging, this exceptional home offers a rare combination of breath taking scenery and practical convenience in one of Torquay's most desirable locations.

SERVICES

Gas Central Heating, Electric and Water. According to Ofcom up to Superfast broadband and Mobile coverage with EE, O2, Vodafone and Three.

TENURE

Service Charge £1,576.91 (3 monthly) to include hot/cold water and central heating, daily refuse collection and maintenance of external car park area. Lease 91 years currently being extended to 999yrs. The apartment comes with a share of the Freehold.

LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

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 and continue past the Living Coasts, the Royal Torbay yacht club and you will find Imperial Court shortly on your 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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Total area: approx. 120.5 sq. metres (1297.0 sq. feet)



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