



B5 Shirley Towers





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Vane Hill Road, Torquay, Devon, TQ1 2BX

Plymouth 33 miles Exeter 23 miles Newton Abbot 8 miles

A spacious and modernised 3 bedroom apartment with glorious sea views over the harbour and bay

- Modernised Apartment
- Three Bedrooms (One En-Suite)
- Large Sitting Room with Panoramic Sea Views
- Separate Utility Room
- Glorious Harbour and Bay Views
- Open Plan Kitchen/Dining Room
- Short Walk to Marina and Sea Front
- Garage

Asking Price £555,000

## SITUATION AND DESCRIPTION

This fabulous apartment forms part of the landmark development of Shirley Towers, standing in a wonderful prominent position overlooking Torquay's pretty harbour and conservation area, the views are breath-taking. There are extensive sea views across the bay where there is always plenty of activity, and you can watch the boats coming and going from Torquay harbour. The property is perfectly situated to enjoy the luxurious 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 with level access to the apartment which is approached through a private door with spyhole opening to the reception hall with security intercom and cupboard housing the electric meter. Two deep storage cupboards with slat shelving. 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, fitted electric blinds to all windows facing the harbour. The dining room again enjoys the beautiful sea and coastal views from the large sliding double glazed windows. Illuminated lighting plinth. Open plan to the kitchen, fitted with a range of units and granite working surfaces with matching upstands and inset sink unit. Built-in Samsung electric oven and microwave, Samsung hob with extractor hood over, integrated dishwasher and fridge/freezer. Large granite Breakfast Bar, two double glazed windows to the side. UTILITY with double base cupboard, granite working surface with inset sink unit, provision for washing machine and further appliance space to side. Cupboard housing the consumer unit and controls for the lighting system. Bedroom one with double glazed window enjoying the spectacular sea and coastal views, range of built-in wardrobes. Shower room with white suite of large walk-in shower cubicle with waterfall head and hand held shower, wash hand basin set in vanity unit with cupboard beneath and WC with concealed cistern. Illuminated wall mirror, ladder style heated towel rail and double glazed window. Bedroom two with double glazed window to the side with views over the inner harbour and over Torquay, further double glazed window to the rear. Built-in double wardrobe. Bedroom three with double glazed window to the side overlooking the inner harbour and towards the town. Built-in double wardrobe housing the Ideal gas fired boiler. The bathroom is fitted with a white suite of panelled bath with shower over, wash hand basin set in vanity unit with drawer beneath and WC. Part tiled walls, ladder style heated towel rail and obscure double glazed window.

## OUTSIDE

Single Garage - No.27 situated in the garage block, with up and over electric door 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 residents 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 central heating. Standard & superfast broadband supplied by Openreach. Mobile network is available with Vodafone, O2, EE and Three.

## TENURE

Service charge is £3793per annum, includes buildings insurance, water rates and building & garden maintenance.

Length of lease: 1024 years from June 1966. Residents own a share of the freehold.

## VIEWING


## 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.

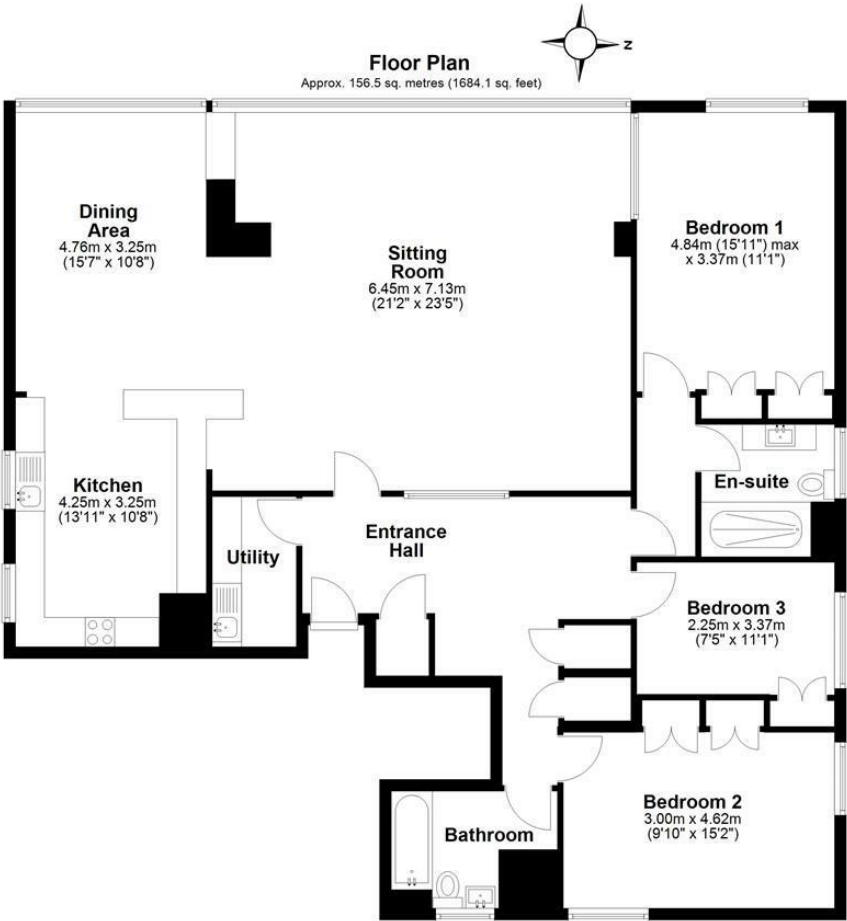


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>73</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Total area: approx. 156.5 sq. metres (1684.1 sq. feet)



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