



# turners



## Parkroyd Apartments Torrs Park

Ilfracombe, EX34 8AY

**Price Guide £156,800**



Beautifully presented two bedroom first-floor flat with high ceilings and private off-road parking. Chain-free sale, short walk to local amenities and Ilfracombe Harbour



## Property Description

Located in the highly desirable area of Torrs Park, this beautifully presented first-floor apartment offers contemporary living in an elegant and light-filled setting. Designed with a modern aesthetic and enhanced by impressively high ceilings, the property enjoys an abundance of natural light throughout, creating a bright and welcoming atmosphere.

The accommodation comprises two well-proportioned bedrooms, ideal for both homeowners and those seeking a stylish coastal retreat. The heart of the home is the superb open-plan kitchen and living area — thoughtfully designed to combine functionality with sleek, modern finishes, perfect for both relaxing and entertaining. A well-presented four-piece bathroom suite adds a touch of luxury, while a separate storage room and additional loft space provide valuable practicality. This property also benefits from well-maintained communal garden spaces and a convenient private car park meaning that parking is never an issue.

Conveniently positioned just a short stroll from local amenities, transport links, and within close proximity to the picturesque Ilfracombe Harbour — renowned for its bustling atmosphere, independent eateries, and stunning coastal views. Offered to the market as a chain-free sale, this property presents a smooth and straightforward purchasing opportunity.

## Location

Iffracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

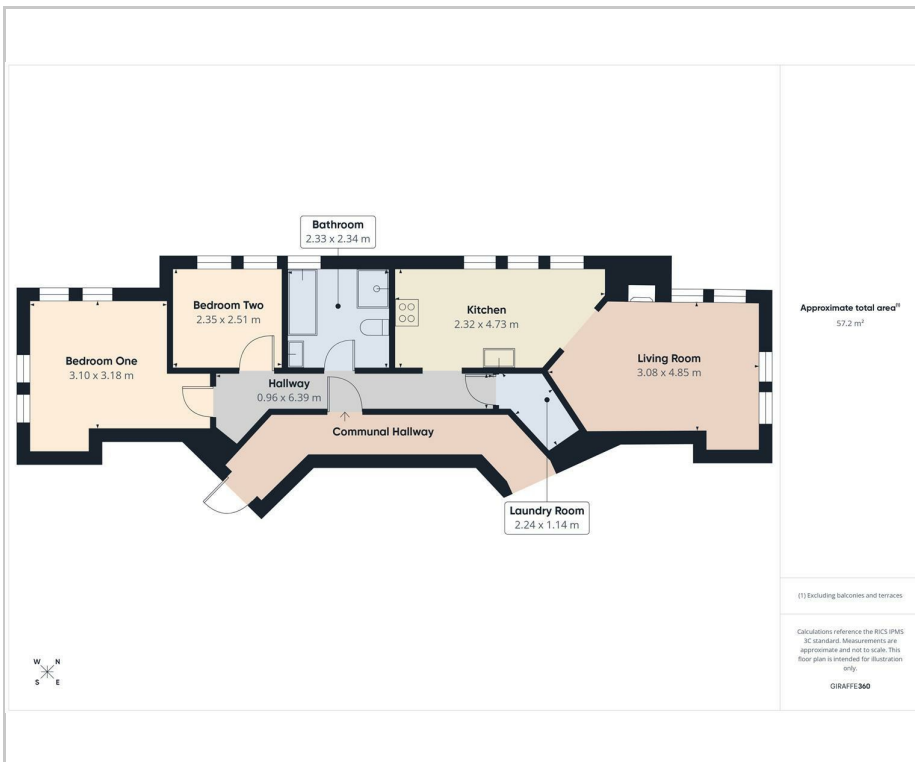
## Agent Notes

- The property comes with a 999 year lease, and currently has 964 years remaining.
- The monthly service charge is £150 and the annual ground rent is £50.
- The lease does not permit the use of the apartment as a holiday let, but can be used as a private holiday home.

## Directions

From our office head in a South Westerly direction along the high street. At the traffic lights turn right onto Northfield Road. Continue straight along this road, once past the traffic lights take the next left onto Torrs Park. Your destination can be found the the left hand side.

## Floor Plans



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

