



7 Park Hall



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Park Hill Road, Torquay, Devon, TQ1 2BL

Plymouth 33 miles Exeter 23 miles Newton Abbot 8 miles

A rare Art-Deco apartment with panoramic sea views, balcony, dining room & parking. A stones throw from the water in Torquay Harbour.

- Panoramic Sea Views
- Parking
- Seprate Dining Room
- Rare & Exclusive building
- EPC: D
- Balcony
- Art-Deco Features
- Double Bedrooms
- Long lease, Share of freehold - NO CHAIN
- Council Tax Band: D

Guide Price £275,000

An exceptionally rare two-bedroom apartment set right on the water's edge in the heart of Torquay Harbour. This stunning residence boasts Art-Deco features, offering a truly unique coastal home.

Flooded with natural light, the apartment boasts panoramic sea views stretching across the harbour and beyond, best enjoyed from the private balcony, perfect for morning coffee or evening sunsets over the water.

Inside, the property offers two generous double bedrooms, dining room & main reception room. The living spaces are thoughtfully designed, showcasing characterful Art-Deco details throughout while embracing a contemporary layout that maximises the breath-taking outlook.

Additional highlights include communal parking, a sought-after benefit in this prime harbourside location, and close proximity to Torquay's vibrant restaurants, cafés, and boutique shops.

This is a rare chance to acquire a waterside home of distinction — a perfect blend of heritage charm and coastal living. Mains gas, electric, water, and drainage. Gas central heating. Water rates included in service charge.

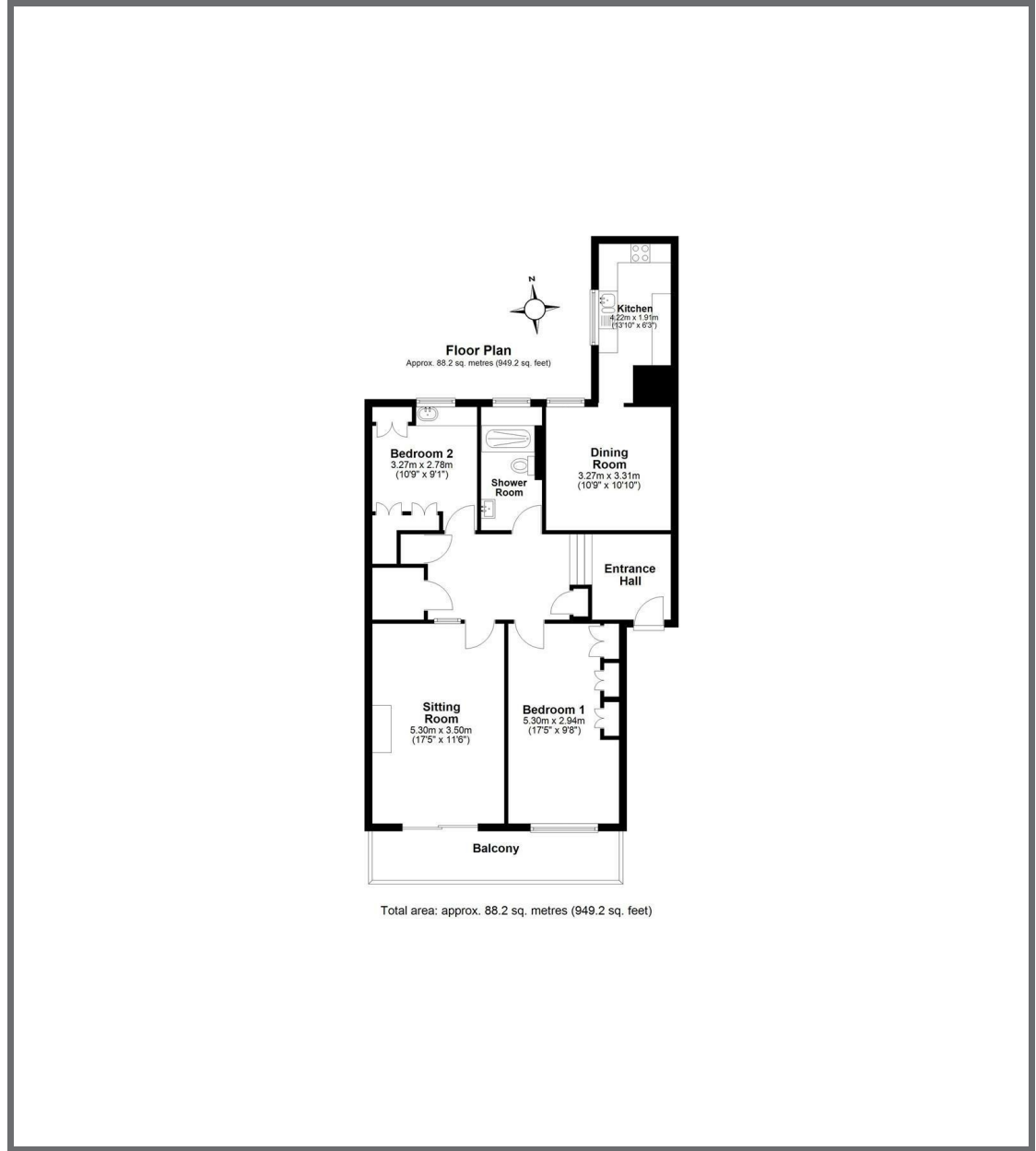
Lease: 999 year from December 2024 (Share of freehold)

Service charge: £1824.73 pa





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		82
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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