







Taylors
sales & lettings

Asking Price Of £200,000

Lower Warberry Road,
Torquay, TQ1 1QR

If stunning sea views across Torbay are on your wish list then this superb two bedroom top floor apartment should be on your' must view' list! Tucked away in the highly desirable Warberries area of Torquay, this bright and spacious apartment offers a large lounge diner, with door leading to a sun balcony. Access to the the master bedroom is from the hall outside. This room again enjoys the breathtaking sea views. There is another double bedroom, kitchen with built-in oven and hob and modern shower room with large double shower cubicle, all double glazing and warm air heating. The development stands in substantial lawned gardens and has a delightful swimming pool for all residents to use. There are communal visitor parking spaces plus a single garage.

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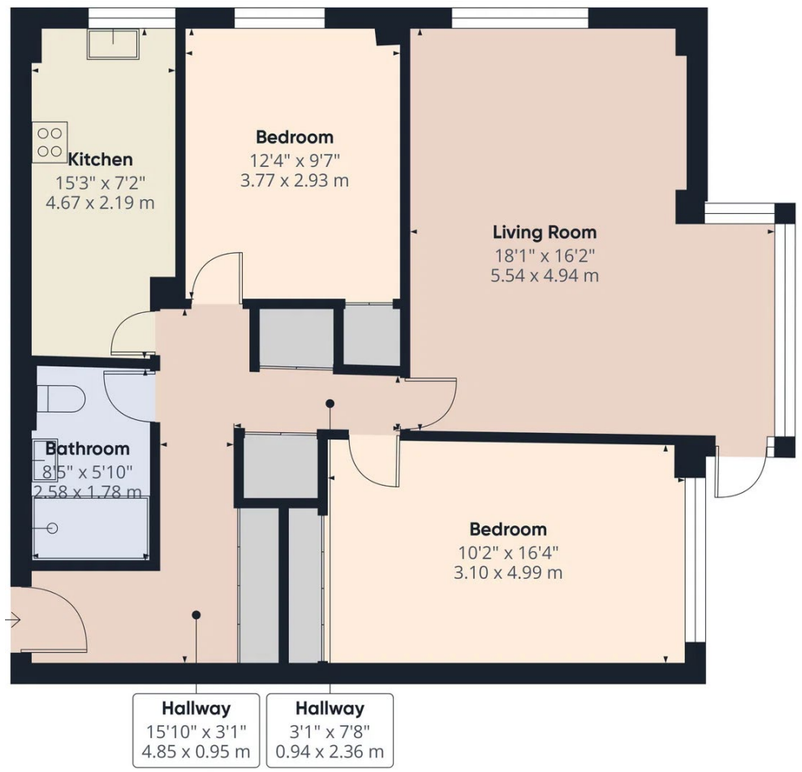
COMMUNAL ENTRANCE Access via a security intercom with stairs and lift leading to all floors. This apartment is located on floor seven, top floor.

HALLWAY An L shaped hallway with a range of fitted store cupboards including coat cupboards, airing cupboard with hot water tank and a further cupboard housing the gas fired boiler for warm air heating. Entry intercom. Spotlights to ceiling.

LOUNGE DINER - 5.5m x 4.9m (18'0" x 16'0") This is a stunning room, with a large double glazed picture window which draws you towards the breathtaking sea views, which stretch across Torbay, taking in many of the original old villas within the neighbourhood, out to sea across to Paignton and Broadsands. There is a double glazed door leading to a sun balcony which also enjoys the same spectacular views and has glass balustrading with chrome handrail. Back in the lounge there is a second double glazed window with open outlook, TV point and spotlights to the ceiling.

KITCHEN - 4.6m x 2.1m (15'1" x 6'10") Fitted with a range of grey wall and base units with worksurface over and including a Accredo oven with separate grill and matching electric hob. Plumbing for washing machine. Cooker hood. Double drainer sink unit. Double glazed window with pleasant open Outlook. Space for fridge freezer. Spotlights to ceiling.

BEDROOM ONE - 4.9m x 3m (16'0" x 9'10") A large double bedroom with double glazed window again enjoying some of the finest sea views you could wish for! Range of built-in wardrobes. Spotlights to ceiling. Imagine waking up to that view every morning? That's exactly what you get from this room.



BEDROOM TWO - 3.7m x 3.7m (12'1" x 12'1") Another good size double bedroom with built-in wardrobe and double glazed window with open Outlook. Spotlights to ceiling.

SHOWER ROOM A modern shower room with large double width shower cubicle with glass doors and shower fitment with oversized drench showerhead and body spray. Pedestal wash hand basin and close coupled WC with dual flush. Tiled walls with slate tiling to the shower area. Chrome ladder radiator. Illuminated vanity mirror. Mirror fronted cabinet.

OUTSIDE The development has substantial grounds for use by all the residents which are well maintained and mainly lawn with a variety of mature trees vibrant flowerbeds creating a delightful outdoor space plus there is a secluded area known as the Glade with further seating options and a good level of privacy.
Swimming pool. The residents also are able to enjoy exclusive use of the private swimming pool available during the spring and summer months which is a perfect place to sit and relax on those sunny days! The pool is surrounded by high quality furniture, which gives the area the feel of a "country club".

PARKING A driveway leads to the parking and garage areas where there are communal visitor parking spaces .

GARAGE This apartment comes with a single garage located in a block within the car parking area.

OWNERS INSIGHT "Once in a lifetime" That's what the current owners said when they first viewed the property. "The peace and quiet, the views, the lift to the front door and the size of the apartment blew us away. It was in a really poor condition, but how often does a place like this come up?. So, we re-wired, re-plumbed, re-plastered, fitted a new bathroom and re-decorated throughout. Now the building has undergone a 500k external refurbishment, including a new roof, the whole place is top notch."

Address ‘Lower Warberry Road, Torquay, TQ1 1QR’

Tenure ‘Leasehold’

Council Tax Band ‘C’

EPC Rating ‘’66 | D’

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