

The Penthouse, Queens Quay

Victoria Parade, , Torquay, Devon, TQ1 2BB





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Coastal Penthouse Apartment with Panoramic Sea & Harbour Views
Extensive Open Plan Principal Living Space
Five Bedrooms all En-Suite
Secure Lift Access Directly into the Apartment
Extensive Wrap-Around Terrace & Double Garage

LOCATION

Perfectly positioned in the vibrant waterside location, this unique home presents a true lifestyle in the very heart of the English Riviera. Within a short saunter are mooring facilities at MDL Marina, host of waterside bars and restaurants, and sea front promenade passing the Princess Theatre toward Torquay's flagship Torre Abbey Sands Beach and Torre Abbey meadow.

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

DESCRIPTION

Unparalleled panoramic sea and harbour views are encompassed from this Penthouse Apartment, which crowns one of Torquay's most iconic buildings set in a prime position on Torquay's harbourside. A secure lift takes you directly into the apartment, affording commodious living space of circa 3,000 sq ft, with an extensive wrap-around roof terrace spanning from the south-west to the north-east. The views are simply breathtaking, with the tranquil waters of the inner harbour, Strand, and clocktower in the foreground, to the wider sea of Tor Bay beyond and surrounding hillsides.

Ref No: 5401

£550,000 Leasehold

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The accommodation briefly comprises:-

From the communal entrance, secure lift access rises directly into the penthouse.

SPACIOUS RECEPTION HALL

SITTING/DINING ROOM

A triple aspect with three sets of French doors and picture windows linking the extensive terrace wrapping around three elevations encapsulating the unrivalled views over Torquay's inner harbour, marina, and wider Tor Bay beyond, with the Strand and clock tower in the foreground, beautiful St Johns Church, stretching around to the Warberries and Lincombes hillsides.

KITCHEN

A solid granite breakfast bar separates the kitchen, with matching granite work tops, comprehensive range of units which includes an island with sink, and two further sinks for preparation. Three windows provide easterly light, and views towards the Lincombes and Warberries hillsides.

UTILITY

Providing ample space for white goods and cupboard housing the immersion cylinders and deep linen cupboard.

BEDROOMS & BATHROOMS

The Penthouse would comfortably afford a **5 BEDROOM, 5 EN-SUITE DESIGN**, currently having two bedrooms combined to provide a suite. The primary bedroom suite commands fine sea views, and a **BALCONY**. To the rear of the apartment is the service access with **CLOAKROOM**, secondary lift and staircase.

GARAGE PARKING

The Penthouse benefits from a double garage, adjacent to the rear service access, positioned beneath 14 Park Lane. The garage has a single width remote door and side window. We understand the garage will be on a separate sub-lease, with terms to be agreed between the acting solicitors.

GENERAL INFORMATION

TENURE

Leasehold. 999 years (less 15 days) from 14th March 1986.

PROFESSIONAL MANAGEMENT

Larchfield Asset Management, Torquay.

SERVICE CHARGE

1st January 2025 – 21st December 2025 - £1,995.40. We understand the Penthouse has a 4% liability on general building costs, and full repairing liability on their own structure.

GROUND RENT

£50 per annum up to 2054, rising to £75.

LETTING

Shorthold Tenancies and holiday letting are both permitted.

ACCESS

Lift and stair access to penthouse level.

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HEATING

Gas central heating.

SERVICES

Mains electric, gas, water & drainage.

PETS

Permitted with consent.

MOBILE & BROADBAND

We are advised that Standard & Ultrafast Broadband is available in the area via Openreach, with indoor mobile signal limited (according to the Ofcom website).

COUNCIL TAX BAND E

EPC RATING D

VIEWING

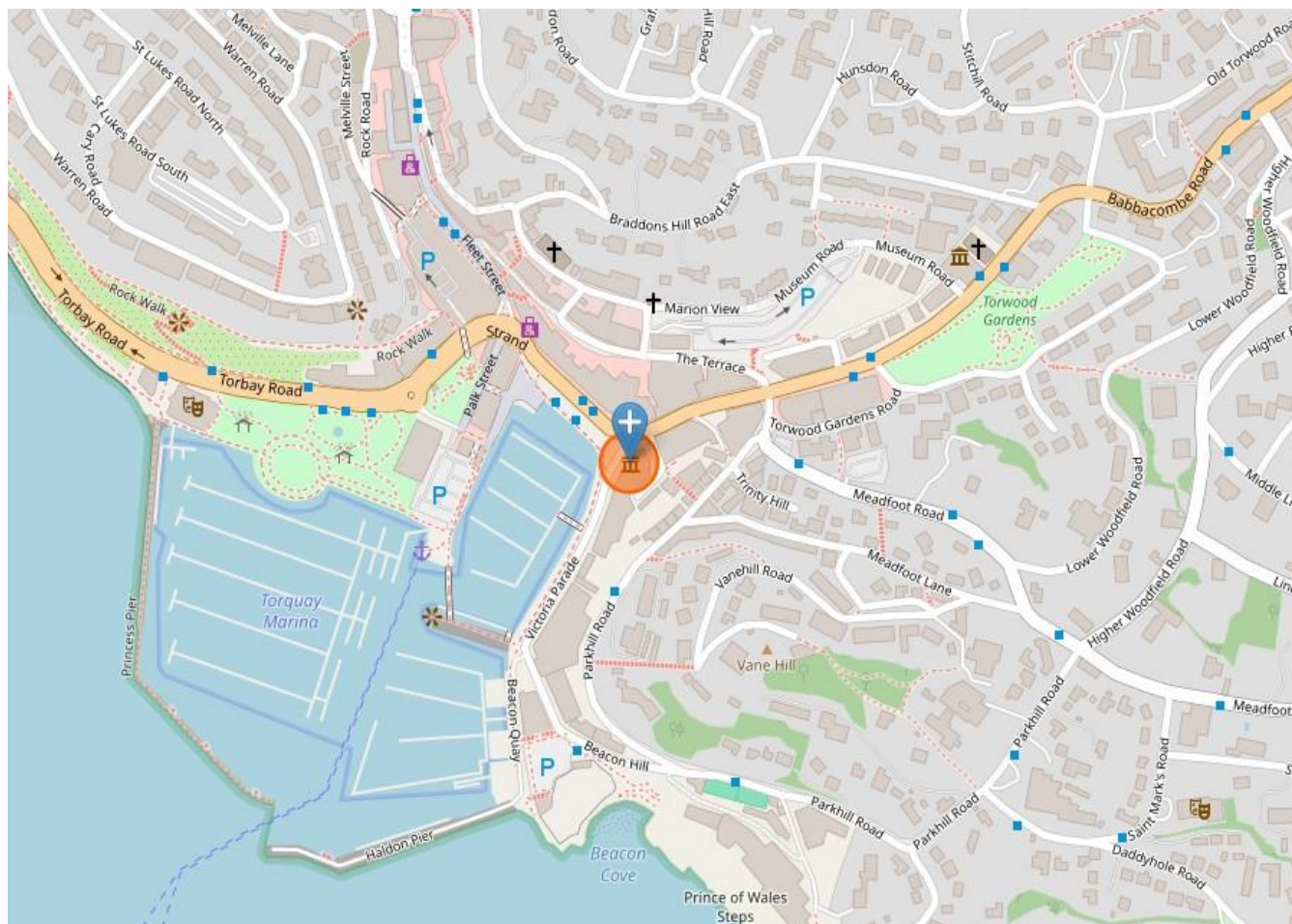
Viewing is highly recommended and can be arranged by prior appointment with the Joint Agents.

BETTESWORTHS

Tel. 01803 212021

JOHN LAKE

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