



Connells

Ellesmere Lower Warberry Road
Torquay



Property Description

Set within the prestigious Ellesmere development on Lower Warberry Road, this spacious fourth-floor apartment enjoys a wonderfully private setting with beautiful sea views, generous living accommodation and access to extensive communal grounds. This property offers approximately 890 sq. ft. of well-presented accommodation, centred around an impressive dual-aspect living room measuring over 22ft in length. Flooded with natural light, the living space opens directly onto a private balcony, providing the perfect spot to relax and enjoy the far-reaching coastal outlook.

The separate fitted kitchen is well proportioned and offers ample storage and workspace. There are two double bedrooms, including a principal bedroom with the benefit of a modern en-suite shower room. A separate family bathroom serves the second bedroom and guests alike.

The apartment has been further enhanced by a recently installed boiler and updated bathroom, ensuring comfort and peace of mind for the next owner.



Residents of Ellesmere enjoy beautifully maintained and extensive communal gardens, creating a tranquil environment rarely found so close to Torquay's town centre and seafront. The property also benefits from secure residents' parking within a gated car park. Ideally positioned within the sought-after Warberries area, the apartment offers easy access to Torquay harbour, the marina, coastal walks and a wide range of shops, restaurants and amenities.

Entrance Hall

Spacious entrance hall with useful storage cupboards and access to all principal rooms.

Living Room

An impressive dual-aspect living room measuring approximately 22'10" x 13'1" (6.97m x 3.99m), enjoying excellent natural light and sea views, with direct access to the private balcony.

Balcony

A private balcony providing the perfect place to sit and enjoy the coastal outlook and peaceful surroundings.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces and space for appliances. A Two year old washer and dryer is included, please note these are not fitted. Window overlooking the communal grounds.

Bedroom One

Double bedroom measuring approximately 10'7" x 9'10" (3.23m x 3.00m) with fitted storage and access to the en-suite.

En-Suite Shower Room

Large ensuite with modern suite comprising shower, wash hand basin and ROKA WC with soft closing lid.

Bedroom Two

Generous double bedroom measuring approximately 14'10" x 8'3" (4.52m x 2.51m), ideal as a guest room, home office or additional bedroom.

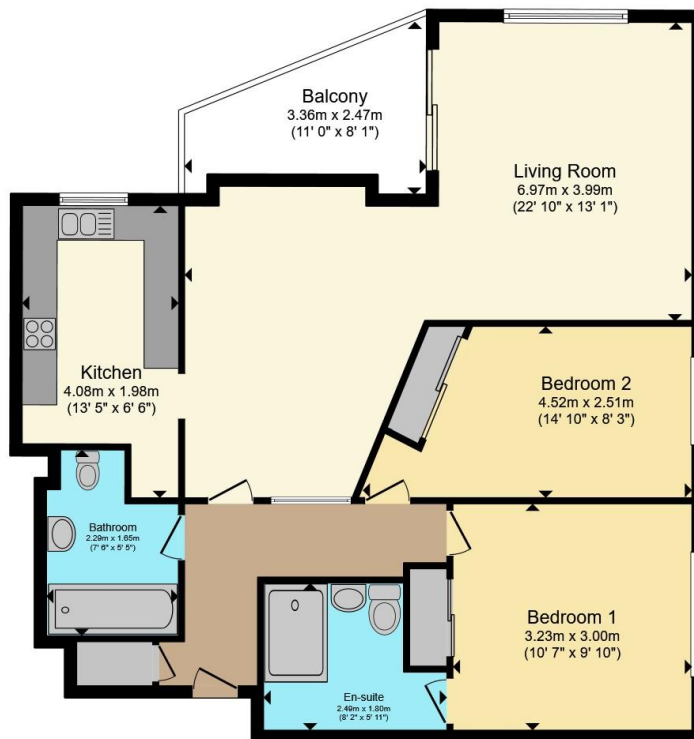
Bathroom

Bathroom fitted with a panelled bath, wash hand basin and WC.

Outside

Ellesmere is set within large, beautifully maintained communal gardens and benefits from a secure residents' car park. The elevated position provides a private and tranquil environment whilst remaining conveniently located for Torquay town centre, the seafront and harbour.





Total floor area 114.6 m² (1,234 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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115 Union Street
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EPC Rating: C Council Tax
Band: D

Service Charge:
2044.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TQY315380

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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