





12 Marine Palm Warren Road

Torquay

- Larger of only two penthouse apartments within Marine Palms
- Exceptional four bedroom coastal residence
- Originally created from two separate apartments
- Two private sun terraces with coastal views
- Two secure underground parking spaces
- Private coded lift access
- No onward chain
- Lounge with impressive views and dining area
- Large kitchen/breakfast room with further sea views



A particularly important feature of the property is its two separate private sun terraces.

Positioned on opposite sides of the apartment the east and west terraces are accessed independently from the main hallway and provide contrasting spaces in which to enjoy the setting throughout the day. Both take in attractive surrounding and coastal views, including outlooks towards Paignton and Brixham.

The apartment also benefits from two allocated spaces within the secure underground car park accessed through electronically operated gates. A useful double storage cupboard with lighting is positioned within the parking area while both lift and stair access connect the parking level with the apartments above.

ALLOCATED PARKING

1 Parking Space

Under ground allocated parking.



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Marine Palms occupies an enviable elevated position on Warren Road overlooking Torquays seafront and within easy reach of Abbey Sands. One of the principal attractions of this location is the ability to enjoy much of Torquay on foot. Rock Walk provides an attractive route towards the promenade, harbour and marina, while the seafront offers an excellent selection of restaurants, cafés and leisure facilities. Torquays harbour forms the focal point of the town with its marina, waterfront restaurants and access to the wider English Riviera coastline. Princess Theatre and the Riviera International Centre are also readily accessible, together with Torquay Tennis Club and a range of everyday amenities. For buyers looking for a substantial permanent home Marine Palms combines the convenience of a central position with elevated coastal views. Equally its secure parking, private lift access and manageable outside areas make it particularly well suited to purchasers seeking a high quality lock up and leave second home. Road and rail connections provide access towards Newton Abbot, Exeter and the wider South Devon area, while Torquay railway station connects with the national rail network.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C



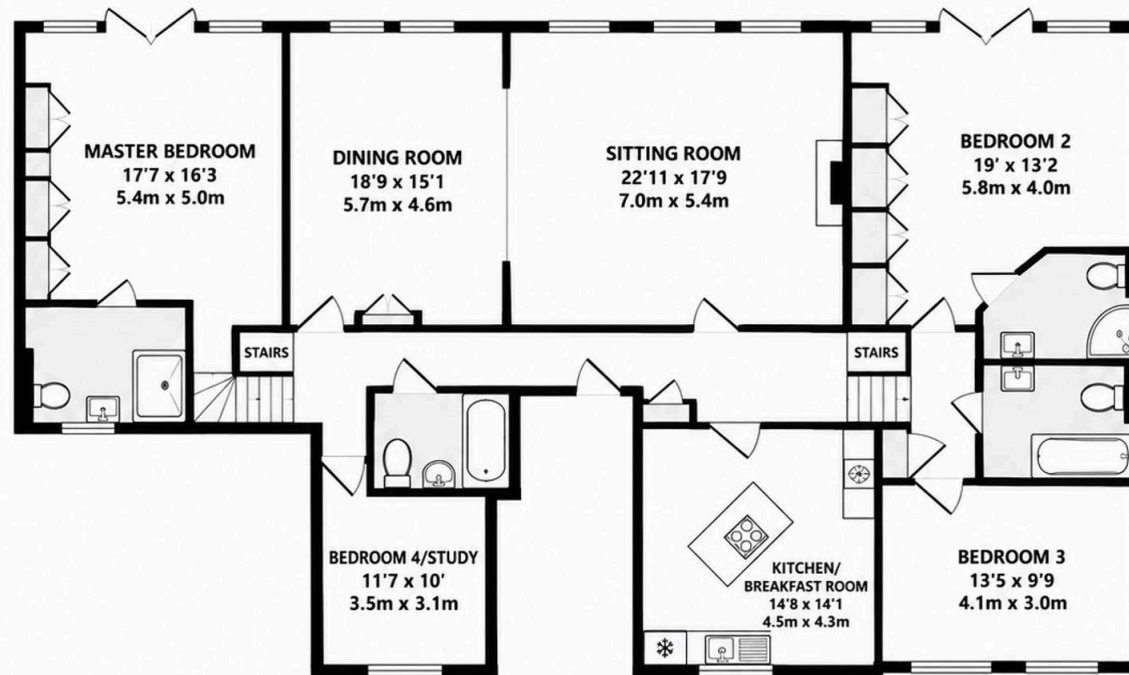
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ABSOLUTE





GROUND FLOOR



1ST FLOOR





Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/

