



Apartment 9



# Apartment 9

St Albans Road, Torquay, Devon, TQ1 3LG

Torquay Marina 2 miles Dartmouth 12 miles Exeter 20 miles

A stylish two-bedroom apartment featuring open-plan living, a private balcony with stunning views, and convenient access to the very best of the English Riviera.

- Two Double Bedrooms
- Private balcony with Downs views
- 10 Year ICW Warranty
- Allocated Parking Space
- Council Tax Band C
- Family Bathroom
- Second Floor
- Secure Entry & Lift Access
- EPC B
- Share of Freehold

Guide Price £270,000

## SITUATION

Located in the heart of the English Riviera, this apartment offers easy access to Torquay, Paignton, and Brixham. The area is steeped in charm and literary history, with connections to Agatha Christie and close proximity to attractions such as Cockington Court and Dartmoor National Park.

## DESCRIPTION

This thoughtfully designed second floor apartment delivers comfort and a spacious layout for easy living. The spacious open plan kitchen and lounge, equipped with built in appliances, opens seamlessly to a private balcony perfect for unwinding at the end of the day. The property benefits from a security entry system, a lift, entrance hallway, cloakroom, two generously sized bedrooms and a bathroom.



## OUTSIDE

The apartment enjoys a private balcony with pleasant views over the Downs. The development includes an allocated parking space plus visitor parking.

## OTHER CONSIDERATIONS

Share of Freehold

999 Year Lease

Peppercorn Ground Rent

Some photos have been staged using AI.

## SERVICES

Mains electricity, water, and drainage

Electric car charging available

Lift access and secure entry system

Broadband speed up to 330 Mbps

Mobile coverage from EE, Three, O2 and Vodafone likely.

## DIRECTIONS

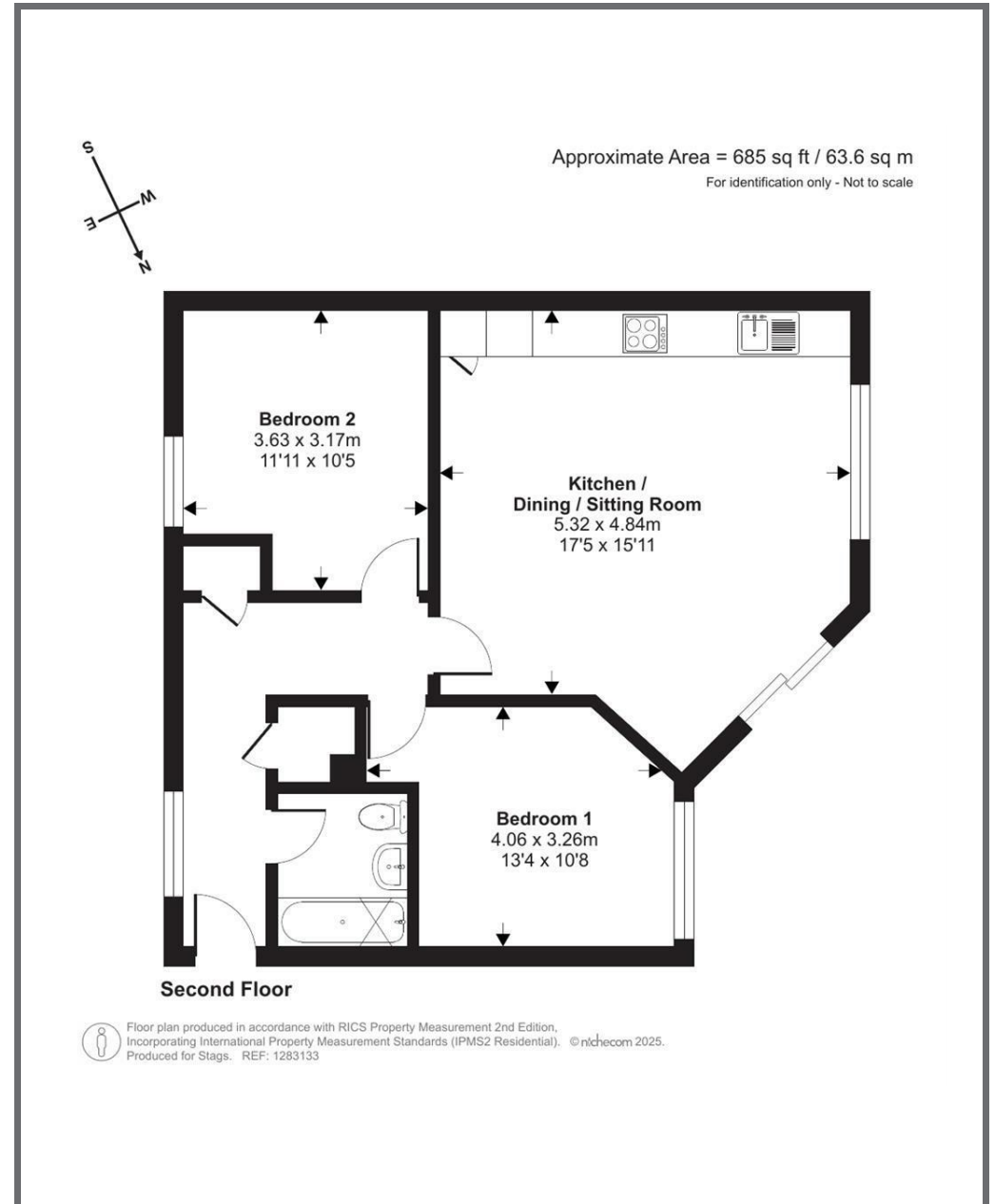
From the Torquay Marina drive up Torwood Street which turns into Babbacombe Road, follow the road for 2 miles and then turn right onto St Albans Road. After 100 yards the development will be on your right.

## VIEWINGS

Strictly by prior appointment with Stags Torquay office on 01803 200160.



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.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>85</b>	<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	