



A5 Masts Warren Road
Torquay Devon

£475,000 Leasehold



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Torquay Devon TQ2 5SW

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A stylishly presented two bedroom apartment with outstanding panoramic views of Tor Bay, this spacious home encapsulates the very essence of seaside living with a south facing balcony and secure undercover parking

- Panoramic views of Tor Bay ■ Large balcony
- Living/dining room ■ Kitchen
- Principal bedroom with en-suite ■ Bedroom two ■ Bathroom
- Gated undercover parking ■ Communal Gardens

FOR SALE LEASEHOLD

Masts is a landmark building that was constructed in 2009 using a mix of traditional build and timber frame to provide luxury apartments in an elevated location with uninterrupted coastal views. This spacious apartment is located at entrance level and has two double bedrooms, an open plan living/dining room with superb balcony designed to provide maximum enjoyment of the sunshine and views which stretch from the harbour area around to the lighthouse at Berry Head with the curve of the bay, sandy beaches and green hillsides clearly visible. There are communal gardens and gated underground parking. The apartment has level access from either the main entrance or by means of a lift from the parking area.

LOCATION

Located within the Belgravia Conservation Area, Warren Road is a pleasant tree lined road set above the marina where pathways wind down the hill to the level seafront promenade.

The location is well positioned for easy access to local hotels, a selection of restaurants, the harbour and International Marina, Princess Theatre and the sandy beach at Torre Abbey Sands. Local buses and Torquay Railway Station are also within easy reach.

DETAILS

The front door to the apartment opens to a spacious hallway where the large reception room can be found to the right side. The space has been designed to create distinct living, dining and kitchen zones with the kitchen to the left side set within a niche. This well fitted room incorporates some integrated appliances with a good range of wall and base units that are capped with attractive granite countertops.

A window provides natural light, with stunning views directly into the Marina and bay beyond.

The open floor plan of the living/dining room allows ample space for a dining table and chairs to be placed adjacent to the kitchen with comfortable furniture positioned for enjoyment of the ever-changing views of the bay.

The full length windows and patio doors draw you in to enjoy the boats in the Marina and around the bay whilst at dusk the twinkling lights around the bay beckon. The excellent flow of the inside and outside spaces and the abundance of natural light makes this the ideal space for entertaining family and friends.

VIEWING BY APPOINTMENT ONLY

The principal bedroom has a canted bay with large windows that provide a good deal of natural light and give perfect views along the pier, into the Marina and beyond. This spacious room also has a glass door opening to the balcony, built-in double wardrobes and fully fitted en-suite shower room.

Bedroom two is also an exceptionally bright room with a large picture window framing south facing views across the balcony into the bay. Returning to the hallway an airing cupboard and a double cloaks cupboard provide excellent storage and at the end of the hall is beautifully fitted family bathroom with a contemporary corner bath.

OUTSIDE

The large, partially covered balcony offers a great deal of privacy and can be accessed from the principal bedroom or the living room via the sliding doors. The balcony has stainless steel and glass balustrading ensuring maximum views and providing a wonderful place to relax and enjoy any available sunshine. There is also space for a table and chairs allowing for al-fresco dining whilst enjoying the extensive bay views.

Below the building, the garage provides secure gated parking with access to the apartment via a lift or stairs. To the southern seaward side of the building are communal gardens for the exclusive use of the residents and from here a pathway leads to a secure gate giving direct access onto the restored Rock Walk providing an attractive pedestrian short-cut to the seafront promenade.

AREA

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric heating with underfloor heating to the bathrooms. (Economy 7)

CURRENT PROPERTY TAX BAND E (Payable Torbay Council £2729.04)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

CURRENT MAINTENANCE/LENGTH OF LEASE £2235.01 remaining period of 999 year lease from 2007, lease expiry date 01/08/3006. Residents own a share of freehold.

GENERAL GUIDANCE Shorthold tenancy agreements and holiday letting is permitted. Pets are allowed with permission but only for residential owners. (Subject to confirmation by the Management Company).

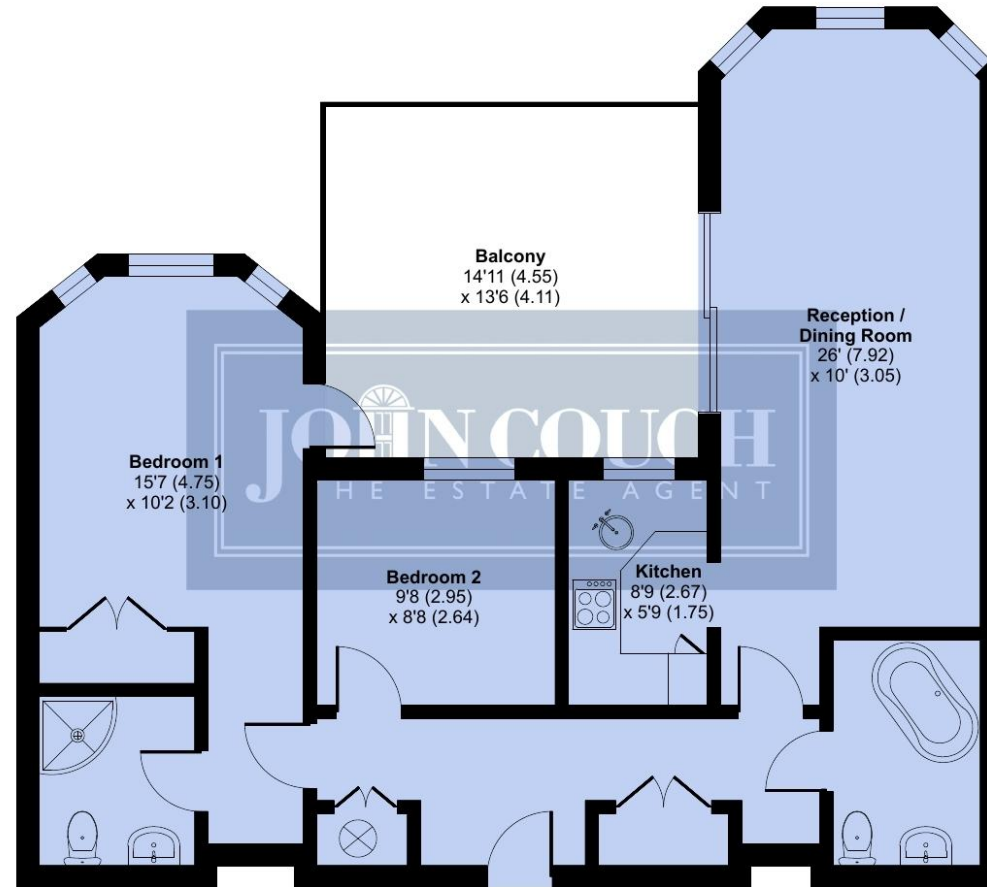






Approximate Area = 773 sq ft / 71.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for John Couch The Estate Agent. REF: 1162334

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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