

# Apartment C7 Shirley Towers

Vane Hill Road, Torquay, Devon, TQ1 2BY





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**Purpose Built Apartment with Breathtaking Panoramic Marine Views  
Substantial 3 Bedroom Living Accommodation with Garage  
Would Benefit From Some Modernisation  
Telephone Entry System, Lift & Live in Caretaker  
Rarely Available - Must Be Viewed to Fully Appreciate**

## DESCRIPTION

Shirley Towers consists of three purpose built blocks enjoying a superb elevated position, providing stunning sea views and panoramic outlooks across Torquay Harbourside and beyond. This apartment is located within Block A on level 5. However, this is only 1 floor up from the main entrance. The lift opens into a private hallway leading to the apartment's front door. On entering the apartment your eye is immediately drawn to the fabulous view.

The entrance hallway leads to the lounge & dining room. The sunroom extends from the lounge where the view can be enjoyed from large picture windows. The kitchen and the 3 bedrooms, master ensuite, cloakroom and family bathroom are accessed from the hallway. The apartment which benefits from double glazing and gas central heating, is being offered with vacant possession and would benefit from some modernisation, making this the perfect opportunity to create a luxurious apartment in this coastal location.

## LOCATION

Shirley Towers is situated in the popular harbourside district of Torquay, within walking distance of beaches and town centre amenities, ensuring convenient access to restaurants, shops and leisure facilities.

Ref No: 5431

£425,000 Leasehold

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The property comprises:-

## **COMMUNAL ENTRANCE**

At road level. Telephone security access system. Lift and access to stairwell.

## **LEVEL 5**

Private entrance via lift or stairs opening to:

## **HALLWAY**

With separate WC and large storage cupboards with water heater. Wall mounted radiators.

## **LOUNGE**

Wall mounted radiator, brick hearth and gas fire. Double glazed sliding doors leading to:

## **SUNROOM**

Picture windows to the front.

## **DINING ROOM**

A step up from the lounge. Wall mounted radiators, windows with front aspect.

## **KITCHEN**

Access via the hallway with half arch opening to the dining room. Wall and floor mounted storage cupboards, boiler, sink with drainer, plumbing for dishwasher, washing machine and tumble dryer. Tiled floor and splashback, extractor fan. Seating at breakfast bar. Side aspect. Pantry cupboard.

## **MASTER BEDROOM**

With front aspect and patio door access to the sunroom. Built in wardrobes, wall mounted radiator. **Ensuite** bath with shower over, WC and wash hand basin. Side aspect.

## **BEDROOM 2**

Single with built in wardrobes. Wall mounted radiator and side aspect.

## **BEDROOM 3**

Large double room with built in wardrobes. Wall mounted radiator and dual side and rear aspect.

## **FAMILY BATHROOM**

Bath with shower over, WC and wash hand basin. Rear aspect.

## **OUTSIDE**

Large Garage. Visitor parking. Communal gardens.

## **GENERAL INFORMATION**

### **TENURE**

Leasehold with Share of Freehold (900+ years from 1960's).

No letting or pets allowed.

### **SERVICE CHARGE**

£3,761.36 per annum inclusive of water, with the addition of a reserve fund being £188,64. Therefore, the total yearly charge is £3,950.

### **UTILITIES**

Mains gas, electricity, water and drainage.

### **COUNCIL TAX BAND F**

### **EPC AWAITED**

### **VIEWING**

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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**FLOOR PLAN TO BE ADDED.**

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
221 St Marychurch Road  
Torquay  
Devon  
TQ1 4NB



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