



St. Ives Court Furzehill Road



# St. Ives Court Furzehill

, Torquay, TQ1 3JG

Exeter 22 miles Dartmouth 11 miles Totnes 10 miles

## A luxury apartment with panoramic sea views.

- Panoramic sea views
- Two Double Bedrooms
- Perfect home, holiday retreat or investment
- Second floor apartment
- Council Tax Band: C
- Private garage
- Landscaped Communal Gardens
- 1/36th share of the freehold
- Leasehold: 995 Remaining
- EPC: B

### £220,000

This superb luxury two double bedroom apartment enjoys truly breathtaking panoramic sea views stretching across Torquay and Paignton, creating a striking coastal backdrop to everyday living. Designed to maximise light and outlook, the apartment offers an exceptional sense of space and tranquillity in one of the area's most desirable seaside settings. The property further benefits from a private garage and additional parking, providing both convenience and security.

At the heart of the home is a generously proportioned lounge/diner, perfectly positioned to take full advantage of the elevated vistas. Wide windows frame the sweeping coastline, making this an ideal space for relaxing or entertaining while enjoying ever changing sea views. Adjoining the living area is a modern, well appointed kitchen, thoughtfully arranged to offer both practicality and style.

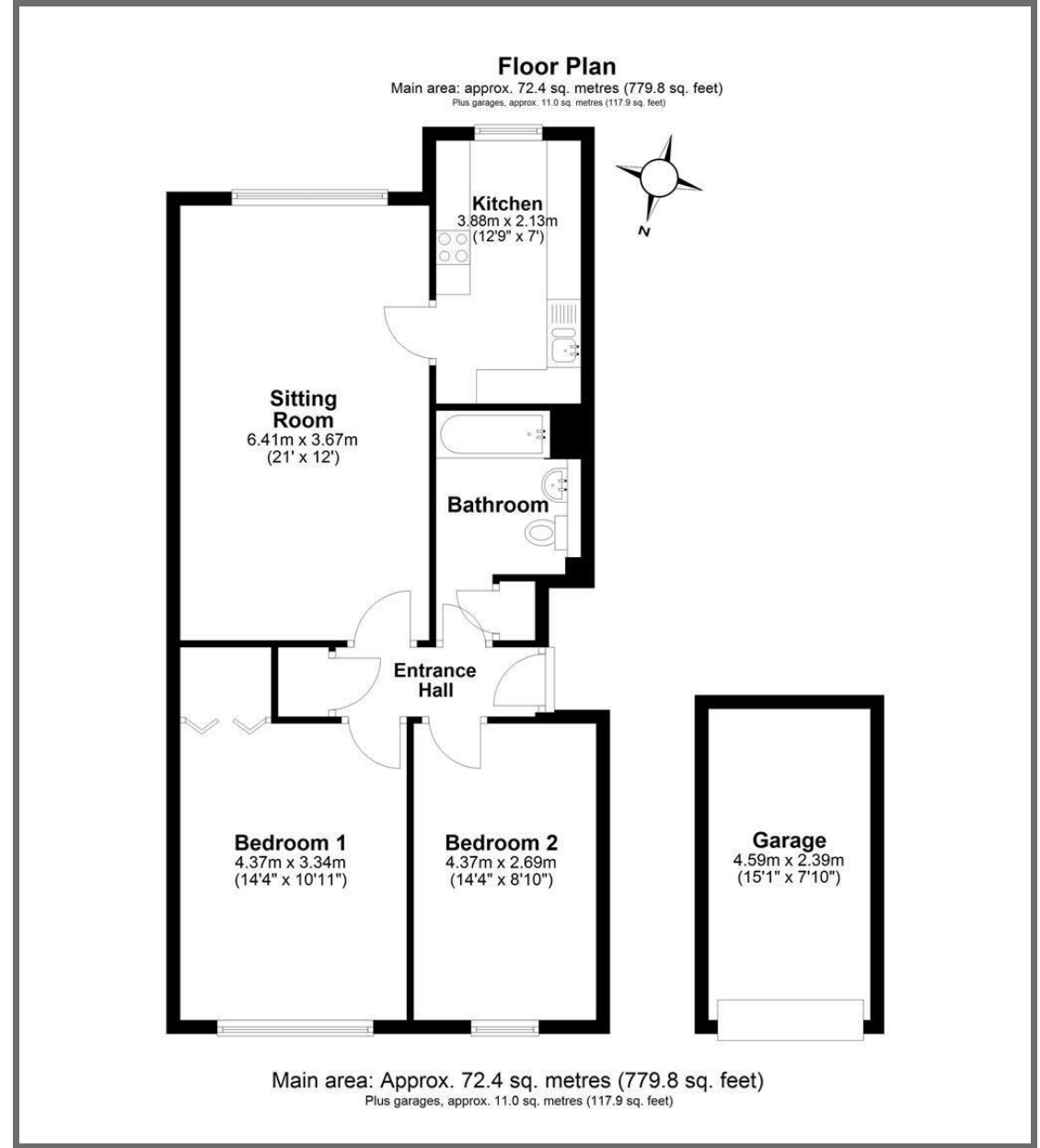
The apartment features two comfortable double bedrooms, both offering excellent proportions and flexibility for owners and guests alike. The principal bedroom provides ample space for furnishings, while the second bedroom is equally well sized and ideal as a guest room or home office. A contemporary bathroom completes the internal accommodation, finished to a high standard and designed with comfort in mind.

Set within a well maintained development, this exceptional apartment combines luxury coastal living with everyday practicality. With unparalleled views, generous accommodation, and the rare advantage of garage and parking, the property represents an outstanding opportunity for those seeking a refined seaside home or a high-quality coastal retreat in Torbay. With a recently installed boiler improving the home's energy efficiency, there is potential for buyers to benefit from eligibility for a Green Mortgage.





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.



| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 81      | 82        |
| EU Directive 2002/91/EC                     |  |         |           |

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