



HARBOUR VIEW HEIGHTS

Connells

A UNIQUE AND UNRIVALLED LUXURY DEVELOPMENT
ON THE ENGLISH RIVERIA



WELCOME TO HARBOUR VIEW HEIGHTS

A unique and unrivalled development of just 14 luxury and superior apartments including a junior penthouse and superior penthouse each with their own unique features. These features include private gardens to the ground floor apartments, sun terraces to the upper floor apartments, roof garden to the junior penthouse apartment and a 360 degree sun terrace to the penthouse apartment with panoramic views of Paignton, Paignton Pier and the ocean.

DISCOVER THE AREA

Torbay comprises of three coastal towns on the South Devon coastline often described as the English Riviera and offering something of a microclimate with palm trees and sandy beaches. The bay stretches from the fishing port of Brixham on the western side to the popular resort of Torquay on the eastern side with the town of Paignton in the middle.

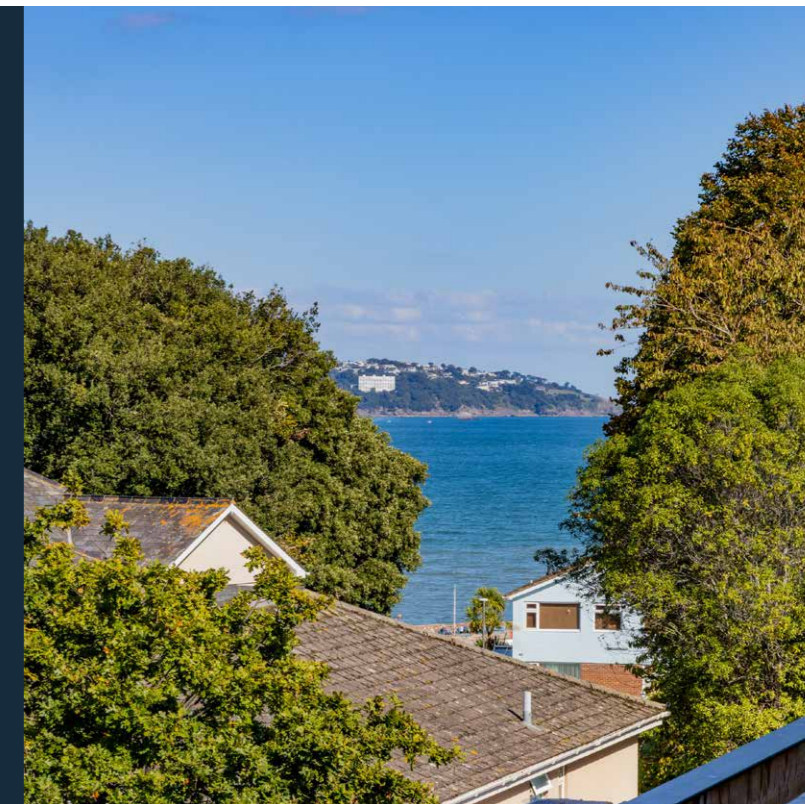
Close by in either direction are the beaches, bays and promenades of Paignton and Torquay with the South West Coast path offering superb walking in both directions. Torbay itself offers world class watersports with international

sailing events held here regularly. The 'Bay' has become a very popular paddleboarding destination with many cliffs, caves and rocky outcrops easily accessible within the shelter of this huge natural bay. Torquay marina is a superb facility less than 4 miles away. Cockington Country Park and historic Cockington Court are close by offering formal gardens and meandering country walks through woodland and on to the countryside beyond. Nearby the rivers Dart and Teign offer superb amenities and within 20 minutes drive, Dartmoor offers spectacular hiking and cycling.

LOCATIONS & DISTANCES

Torquay: 4.2 miles
Exeter: 25 miles
Salcombe: 26 miles
Plymouth: 30 miles

Bristol: 101 miles
Bournemouth: 107 miles
London: 217 miles





A TRULY UNIQUE DEVELOPMENT

Harbour Heights View is a landmark development occupying an elevated position and comprises just 14 individual apartments to include a junior penthouse and a penthouse apartment with panoramic views of Paignton, Paignton Pier and the ocean. Each apartment has its own unique features. These features include private gardens to the ground floor apartments, sun terraces to all upper floor apartments with some apartments, including the junior penthouse and the penthouse having panoramic views of Paignton, Paignton Pier and the sea towards Thatcher Rock. All upper floor apartments are accessed via a lift and all apartments have an allocated carparking space with the addition of visitors carparking spaces and secure cycling store.

This unique and unrivalled development has been skilfully designed and constructed to fit into the mature area carefully blending modern luxuries to include underfloor heating, contemporary

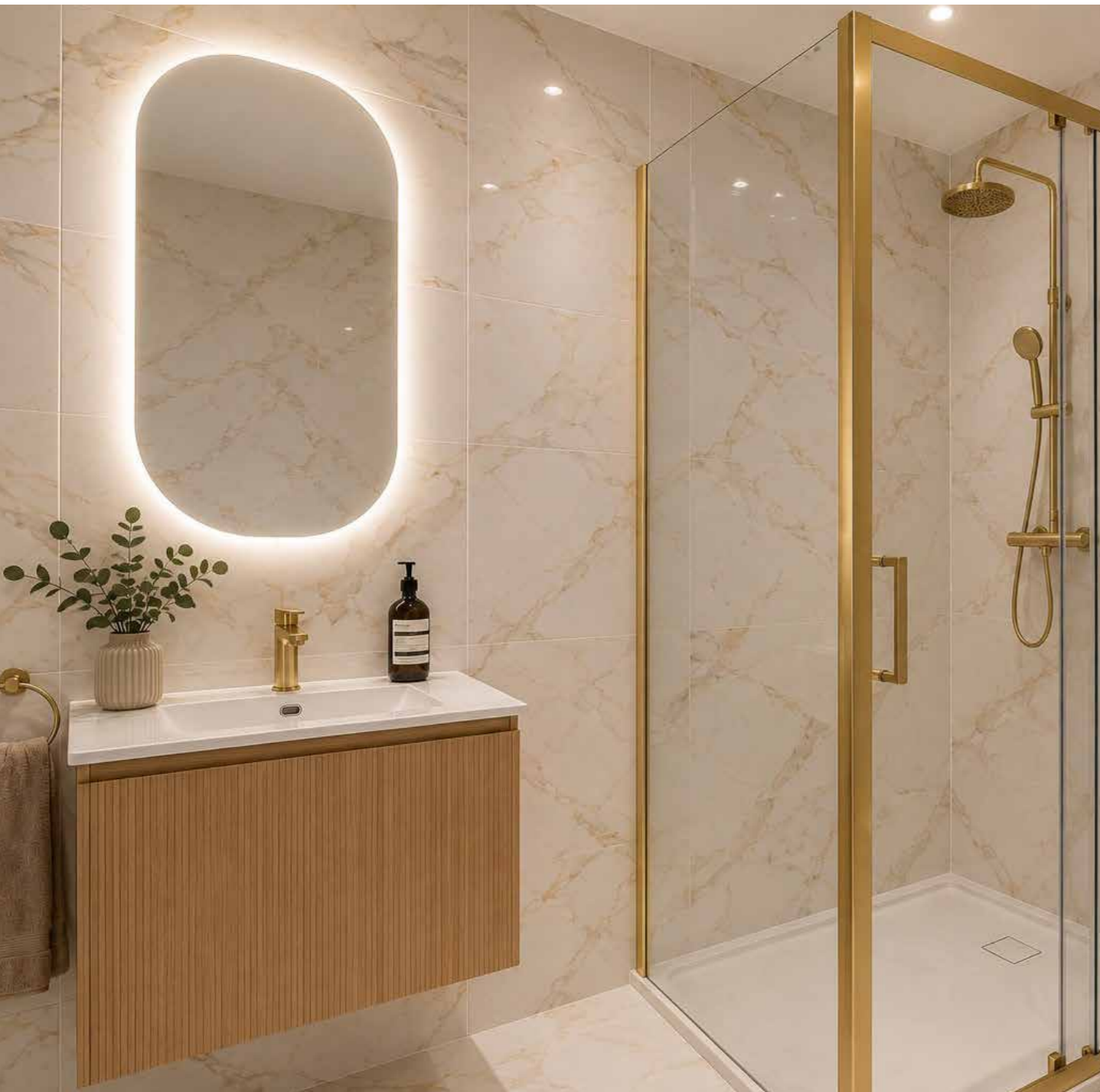
fitted kitchens with integrated appliances, contemporary bathrooms and shower rooms with marble tiling, doubled glazed windows, bi-fold doors and integrated mood lighting.

OUTSIDE

Approached through a pillared gated vehicular entrance to communal landscaped gardens with mature trees. The development has allocated carparking for each apartment and visitors' carparking spaces.

ADDRESS

Harbour Heights View, 3 Keysfield Road, Paignton TQ4 6EP



SPECIFICATION

HEATING & HOT WATER

Air source heating system, controlled by wall-mounted programmers.

ELECTRICAL

Rose gold, chrome, or dark bronze light switches and sockets.

KITCHEN

Contemporary fitted kitchens with quartzwork tops. High-quality appliances including electric cooker, hob, extractor, built in fridge/freezer, integrated dishwasher and integrated washer/dryer.

SANITARYWARE

Armera sanitaryware with Hansgrohe brassware, shower tray and screen.

DOORS

Contemporary doors throughout including chrome ironmongery, fire rated doors where applicable. Heritage external doors and bifold doors.

LIGHTING

Low energy recessed LED throughout hallway, kitchen, bedrooms and bathrooms, underunit LED to bathroom vanity unit and toilet

FIRE PROTECTION

Mains powered smoke detectors with battery powered back up.

DECORATIVE FINISHES

Farrow & Ball colour palette, matt emulsion to walls and ceilings.

SKIRTING & ARCHITRAVE

Contemporary skirting and architrave finished in white egg shell paint.

TILING

High quality marble and ceramic tiling to cloakroom, shower room and bathroom walls.

FLOORING

Bedrooms having been carpeted, cloakroom, en suites and bathroom with tile flooring with all other rooms having a hard flooring.

ACOUSTICS

Noise reduction measures including acoustic treatment to floors and internal walls and enhanced acoustic ratings to external windows

TENURE

Each apartment will own an equal share of the freehold.

MAINTENANCE CHARGE

TBC

EER RATING

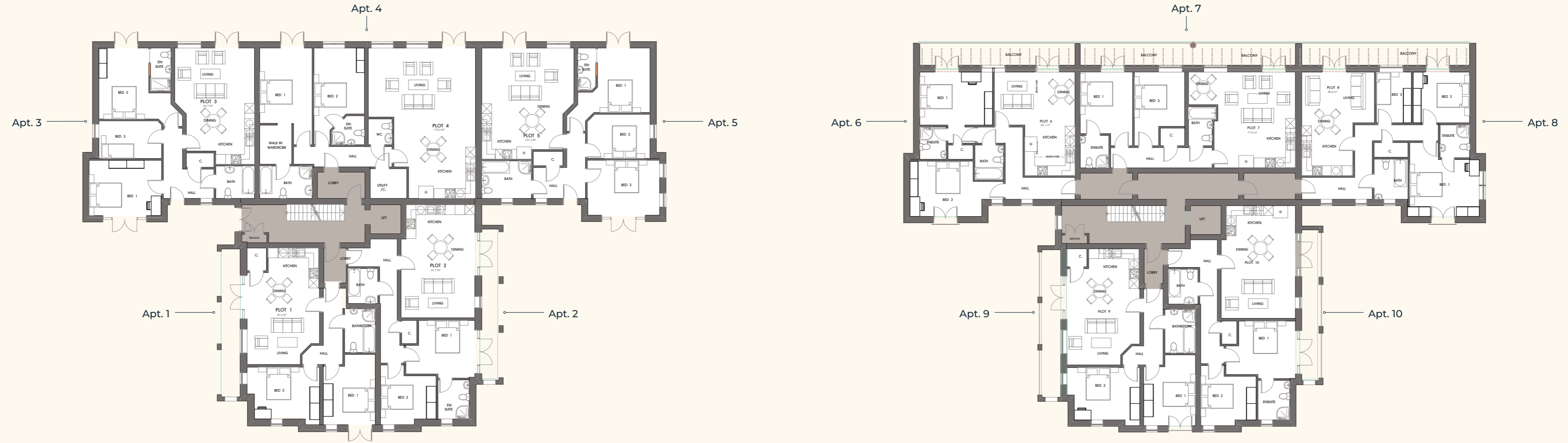
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SERVICES

All mains services are connected to the development with exception of mains gas.



GROUND FLOOR



FIRST FLOOR

Apartment 1

A two bedroom apartment with shower room and its own patio.

Apartment 2

A two bedroom apartment with ensuite shower room, bathroom and its own patio.

Apartment 3

A two bedroom apartment with a entrance, ensuite, bathroom and private garden.

Apartment 4

A three bedroom apartment with ensuite, bathroom and private garden.

Apartment 5

A three bedroom apartment with its own entrance, ensuite, bathroom and private garden.

Apartment 6

A two bedroom apartment with en suite, bathroom and sun terrace with sea views.

Apartment 7

A two bedroom apartment with ensuite, bathroom and sun terrace with sea views.

Apartment 8

A two bedroom apartment with ensuite, bathroom and sun terrace with sea views.

Apartment 9

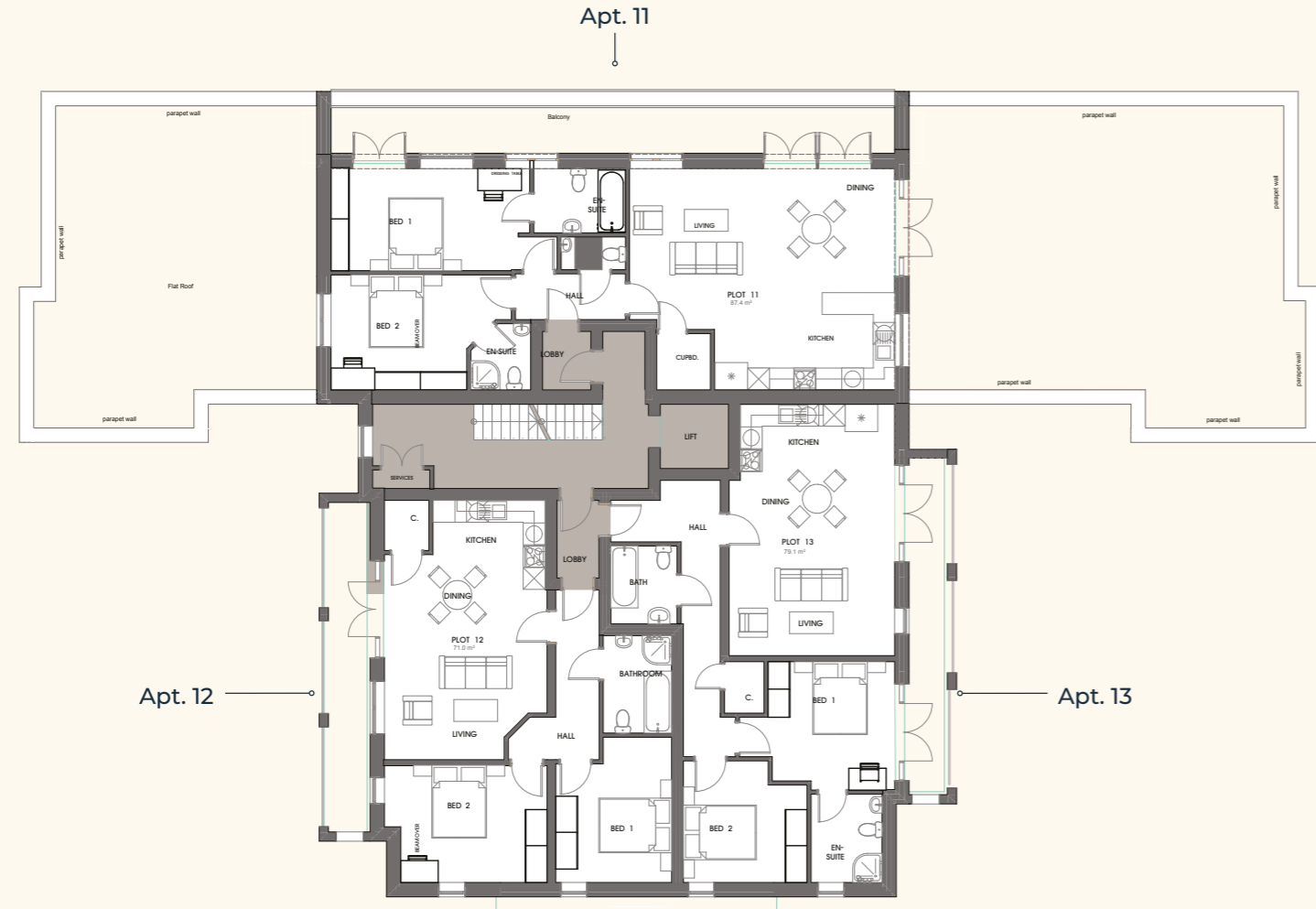
A two bedroom apartment with ensuite shower room and sun terrace.

Apartment 10

A two bedroom apartment with ensuite, bathroom and sun terrace with sea views.



SECOND FLOOR



Apartment 11 - The Junior Penthouse

A two bedroom apartment with two ensuites and a roof garden (subject to consent) with sea views.

Apartment 12

A two bedroom apartment with shower room and sun terrace.

Apartment 14

A two bedroom apartment with ensuite, bathroom and sun terrace with sea views.

Apt. 15

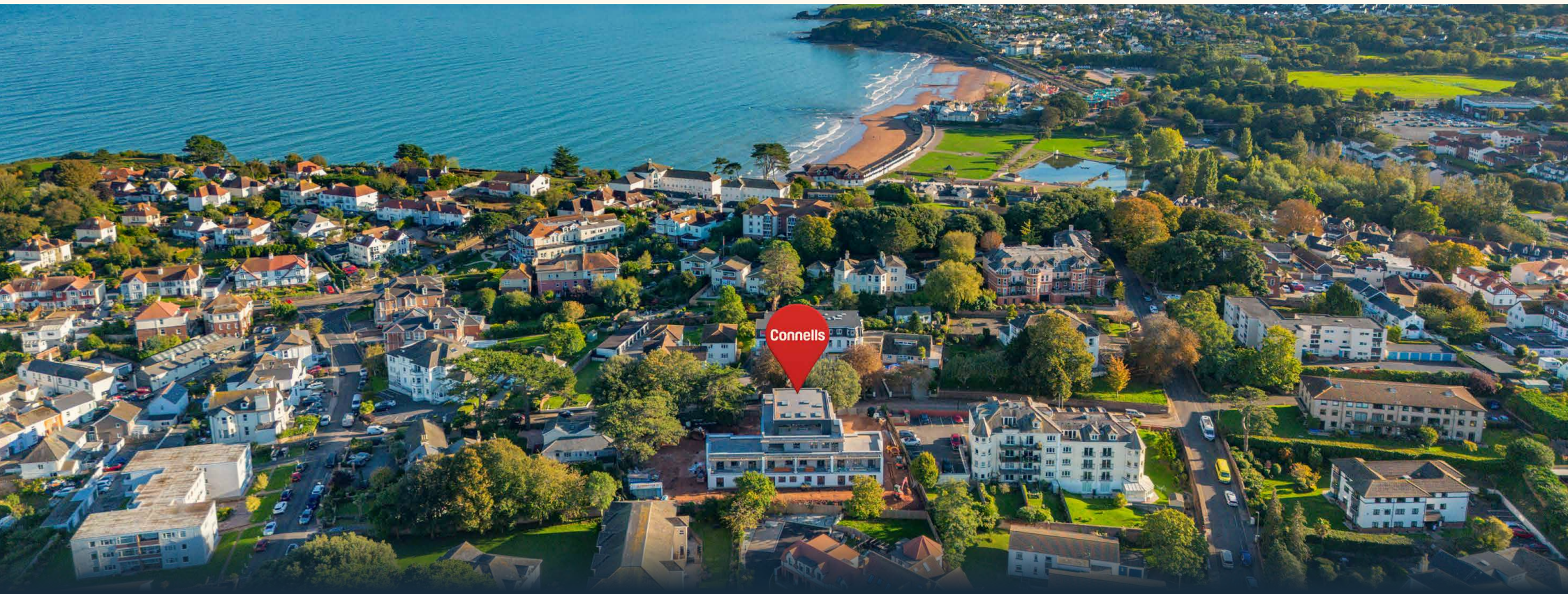


Apartment 15 - The Penthouse

A three bedroom apartment with three ensuites, cloakroom and a 360 degree balcony and roof garden.



THIRD FLOOR



FOR FURTHER INFORMATION OR TO ARRANGE A VISIT PLEASE CONTACT THE SOLE SELLING AGENT CONNELLS

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