



JOHN LAKE
ESTATE AGENTS

The Atrium

Higher Warberry Road | Warberries | Torquay | TQ1 1TJ

A modern two double bedroom purpose built APARTMENT set within a secure gated development on the wooded hillside of the Warberries. Situated on the First Floor of the development the apartment enjoys a westerly aspect with well-planned accommodation offering a very pleasant living room featuring double glazed doors onto the full width balcony, two good sized bedrooms (1 en-suite) and benefits from gas central heating, double glazing and allocated parking. The Atrium was designed as a landmark development in 2003 by Westbury Homes to a stylish design with a beautiful interior courtyard where exotic plants flourish and where residents can relax at the table and chairs provided whilst being undercover in this glazed atrium.

Local shops and facilities can be found in nearby Wellswood 'village' and there is a regular bus service on the main Babbacombe Road. Our company have the pleasure to offer this CHAIN FREE apartment and an early viewing is highly recommended.

£249,950 Leasehold



The Old Town Hall | Manor Road
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Our Area

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

Step Inside

A security operated communal door leads to a lift or stairs access rising to the First Floor from where a private entrance door opens to the RECEPTION HALL with video door entry system. Storage cupboard and further UTILITY CUPBOARD with provision for washing machine and housing the Megaflow hot water cylinder. The SITTING/DINING ROOM is a bright room with sliding patio doors opening to a BALCONY with decked flooring and decorative balustrading, enjoying a sunny south westerly aspect with views over the front approach. The KITCHEN is fitted with a range of units and working surfaces with inset sink unit. Dual fuel Zanussi five ring range cooker with stainless steel splashback and cooker hood over, integrated slimline dishwasher and fridge. Cupboard housing the Vaillant gas fired boiler. Opaque glass block window.

BEDROOM 1 with two windows to the front and built-in double wardrobe. EN-SUITE with white suite of shower cubicle, wash hand basin and WC. Towel rail, shaver point, tiled floor and extractor fan. BEDROOM 2 with two windows to the front. BATHROOM with white suite of panelled bath with shower mixer taps, wash hand basin and WC. Part tiled walls with deep display cill, shaver point, towel rail, ceramic tiled floor and extractor fan.





10
minute walk
to
Wellswood
'village'



20
minute walk
to
Torquay
Harbour



Step Outside

The communal gardens are mainly laid to lawn with mature shrubs and plants. To the garden level of the development is a communal ATRIUM seating area with mature plotted plants. There is also a storage room with each apartment having an allocated storage cage. Allocated parking space with additional parking for visitors, set behind electric gates.

Additional Information

Double Glazing
Gas Central Heating
Length of lease: 999 years from 2003
Service Charge: £2080 per annum approximately

Directions: SAT NAV: TQ1 1TJ. On leaving our office in St Marychurch turn right at the traffic lights onto Babbacombe Road. Progress and after approximately 1.3 miles turn right into Higher Warberry Road, opposite St Matthias Church. Head up the hill and take the second turning to the left into the continuation of Higher Warberry Road and after a few hundred metres you will see The Atrium on your right hand side.

OWNERS INSIGHT

"When I was looking for my new home 16 years ago, I visited The Atrium and immediately felt at home in this apartment. It provided me with exactly the space that I needed and with it being a modern purpose-built development I could appreciate that it was an easily maintained home. The fact that the building was gated also gave me the feel of extra security and peace of mind.

Having been born and raised in Torbay I knew the Warberries to be a highly regarded residential location, with the mature wooded hillside was an attraction to me and I thoroughly enjoyed this during my time living there. I found the setting to be convenient, being perched up on the hillside the location has been extremely tranquil, yet with a comprehensive range of shops and amenities found at the base of the hill in either direction. When I was looking to purchase my new home these were attractions that I had to look hard to replicate. In more recent years I decided to rent the apartment and this has proved to be extremely successful for me as well.

It is with a heavy heart that I have now taken the decision to sell the apartment but I feel confident that any new prospective purchaser will enjoy the benefits that I have over the years and will find The Atrium to provide them with either a happy principal home or quality second home."

Council Tax Band - D (Torbay Council)

EPC - B

Regional Cities of
Exeter & Plymouth
Approximately 20
Miles and 37 miles
respectively

Magnificent
Dartmoor National
Park approximately
21 miles

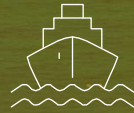
TORQUAY IS WELL CONNECTED...



Torquay Train
Station is just
one stop from
the main line
Newton Abbot

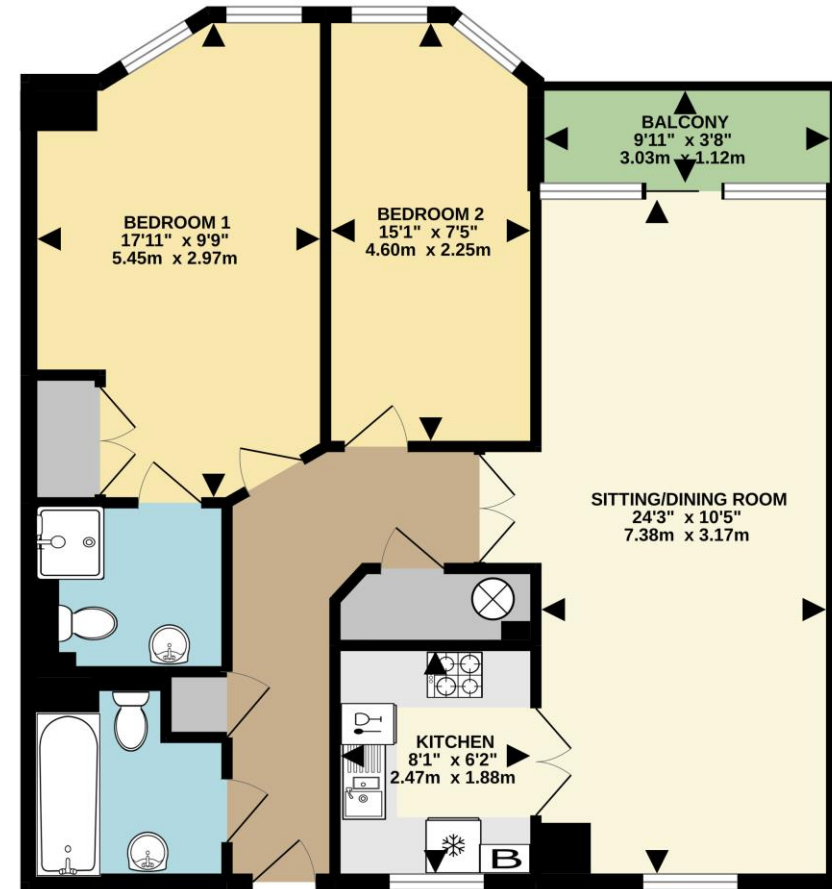


Exeter Airport
provides both
UK and
international
flights



Torquay
Marina provides
a safe haven for
boats in all
weathers

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee can be made.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.