





## 3 Marine Palms, Warren Road

### Torquay, Torquay

With panoramic views across Tor Bay, directly overlooking Torre Abbey Sands and the sweeping coastline beyond, Marine Palms is a beautifully presented duplex apartment designed to showcase the very best of seaside living. Accessed via lift or stairs from the garaging level, the apartment is arranged over two floors at garden level and benefits from not one, but two private terraces to take full advantage of the dramatic coastal outlook.

Inside, the property is thoughtfully laid out to maximise light, space and those awe-inspiring views from all key rooms. Highlights include:

- Bespoke modern kitchen with built-in appliances and a range cooker.
- Generous lounge/dining room with engineered oak flooring and underfloor heating, feature fireplace, air conditioning and direct access to a private terrace commanding spectacular bay views.
- Lower level with a separate laundry room for added practicality.
- Luxurious main bathroom suite fitted with quality Roca sanitary ware.
- Large principal suite with extensive built-in storage, elegant en-suite bathroom with Roca sanitary ware, and light-filled French doors opening onto a generous composite decked terrace.
- Equally spacious second bedroom with built-in wardrobes and direct terrace access via french doors.



## BALCONY

A stunning and good sized private balcony which encompasses the stunning coastal views across Torquay with glass balustrading and patio slabs.

## ROOF TERRACE

A generous sized decked sun terrace laid to decking with glass balustrading with further stunning coastal views and plenty of space of entertaining.

### Secure gated

1 Parking Space

Electric gates to the side of the building which is undercroft, easily accessed and a large parking bay awaits with ev charges recently installed.

Leasehold information:

981 years remaining on lease

Service Charge - £3120 per annum

Pets allowed with management company permission,  
No holiday letting allowed



# 3 Marine Palms, Warren Road

Torquay, Torquay

Warren Road sits above the seafront promenade and allows for ease of access to the town, the beach and the harbourside. The lively waterfront is home to Torquay Marina with 440-berths providing safe anchorage. Excellent opportunities exist for sporting and leisure activities, arts and cultural activities, shopping centres and a diverse range of restaurants from beach cafes to restaurants for fine dining. In addition to life beside the sea, communication links include a direct rail service to London Paddington leading to the inter-city network at Newton Abbot, with the South Devon Highway, bypassing the village of Kingskerswell, improving the journey time to Exeter and the M5 motorway.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

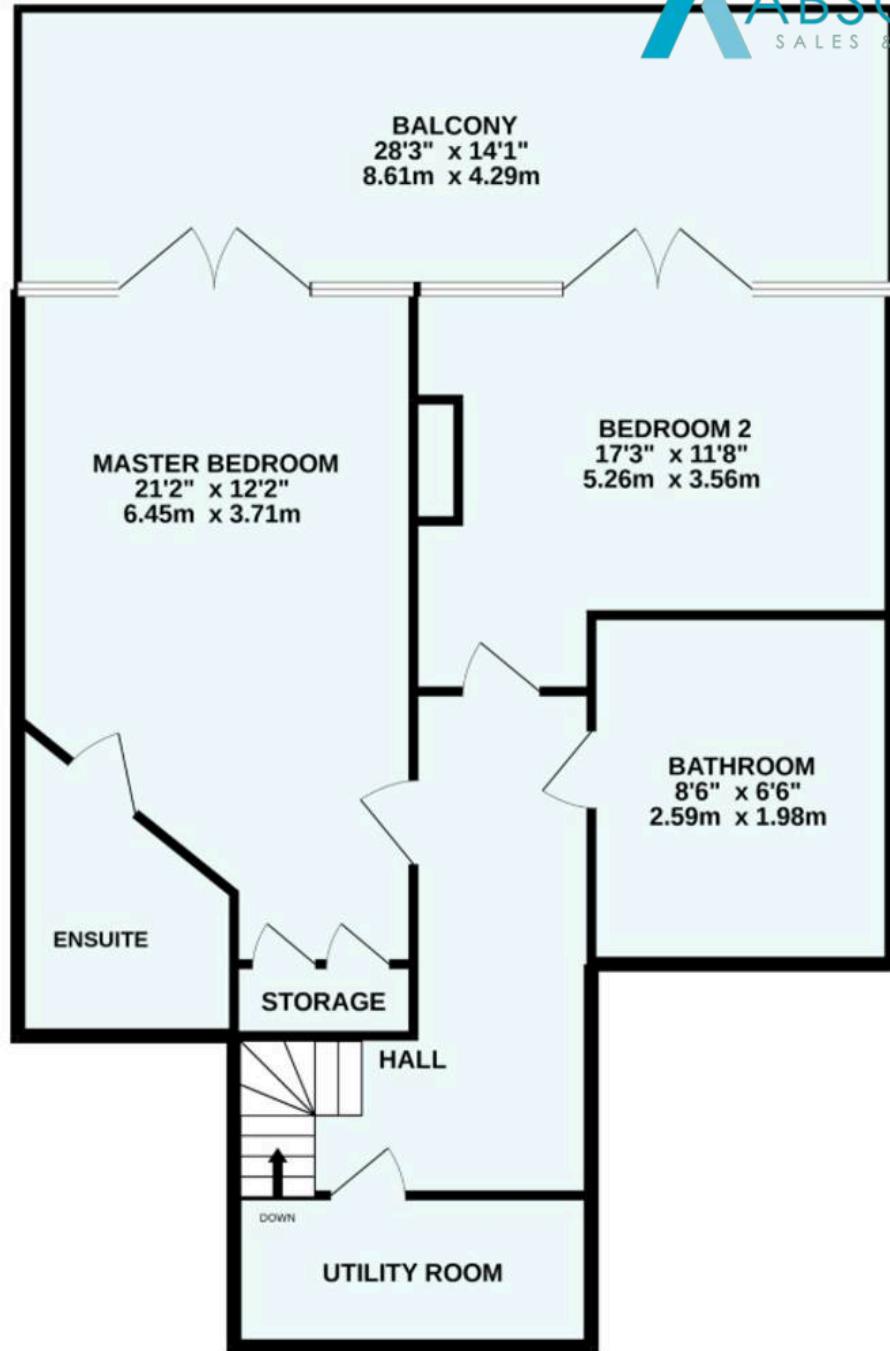
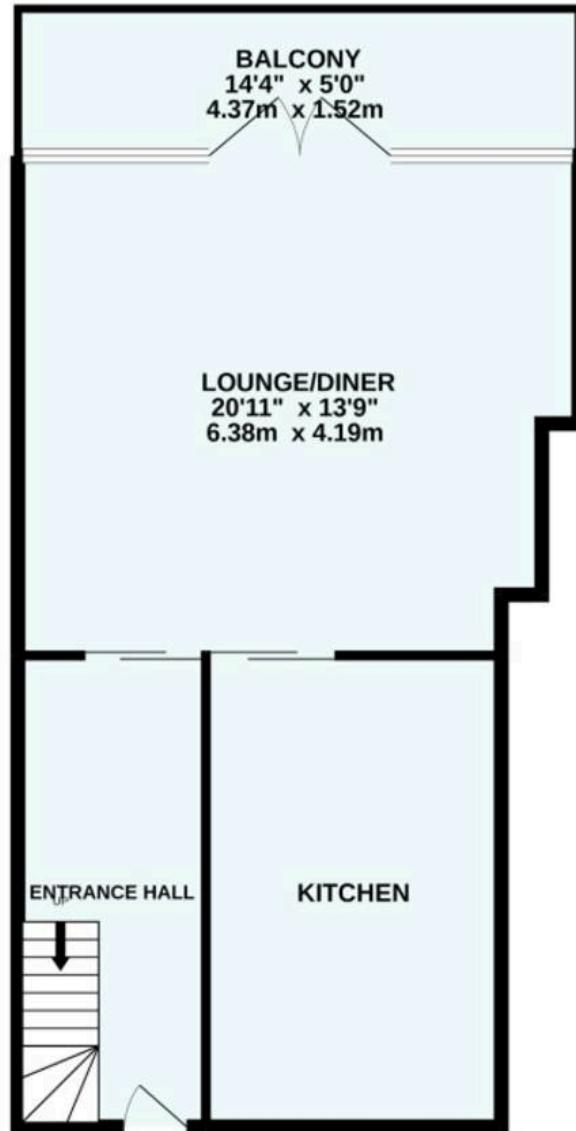
EPC Environmental Impact Rating: B





ABSOLUTE







## Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

[torquay@movewithabsolute.co.uk](mailto:torquay@movewithabsolute.co.uk)

[movewithabsolute.co.uk/](http://movewithabsolute.co.uk/)

