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01803 897321



# Gargan & Hart

Estate Agents



Waldon House | St. Lukes Road South | Torquay | TQ2 5YQ

**OIEO £250,000**

Experienced Estate Agents working for you.

## DESCRIPTION

A fantastic opportunity to acquire a penthouse apartment affording stunning panoramic sea views over Torbay, from Torquay Marina across to Brixham and Berry Head beyond. The purpose built development is conveniently located in an elevated position on Waldon Hill, with a local bus route nearby and well placed within walking distance of Torquay town centre and its vibrant seafront promenade with its array of shops, restaurants and theatre. The apartment is also well placed for access to Torquay mainline train station, with direct access to Newton Abbot and London, and arterial roads to Exeter, Plymouth and the M5 motorway.

The accommodation benefits from its own private entrance and fantastic Sun Terraces to the rear and one side of the property. A spacious light and airy lounge leads off the reception hall, with double glazed sliding patio doors leading out to one of the apartment's spacious Sun Terraces. A large archway connects the lounge to the dining room with window and outlook across Torquay Harbour to one side and access out to the same sun terrace via French doors. The kitchen, complete with sea view, is bright, modern and equipped with appliances including washer/dryer, dual fuel cooker and fridge freezer. Both bedrooms enjoy sea views and the principal bedroom enjoys access out to a second Sun Terrace. A contemporary bathroom, comprising a white suite with shower over the bath, low level WC and vanity wash basin, completes the well presented and neutral décor throughout.

Outside, the Sun Terraces enjoy breathtaking uninterrupted views across Torbay. Each is enclosed by low walling with tiled flooring; the terrace accessed from the lounge also benefits from UPVC balustrading with glazed panels to further enhance the view. In addition, there are attractive well maintained communal gardens, an allocated parking space and visitors' parking.

For those looking to capture seaside and alfresco living then look no further than this fabulous apartment which deserves internal inspection to fully appreciate the lifestyle it offers.

## RECEPTION HALL

### LOUNGE

12' 00" x 15' 01" (3.66m x 4.6m)

### DINING ROOM

15' 00" x 7' 01" (4.57m x 2.16m)

### SUN TERRACE

### KITCHEN

7' 08" x 10' 10" (2.34m x 3.3m)

### INNER HALLWAY

### BEDROOM 1

15' 01" x 9' 00" (4.6m x 2.74m)

### SUN TERRACE

### BEDROOM 2

10' 10" x 5' 04" (3.3m x 1.63m)

### BATHROOM

## VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

## DIRECTIONS

From Torquay town centre continue along Torbay Road. At the traffic lights turn into Sheddon Hill and continue some distance before turning right into St Lukes Road. Proceed straight on into St Lukes Road South and continue some distance where the property will be seen along to the right hand side.

## ADDITIONAL INFORMATION

Tenure - Leasehold

Length of Lease - 82 Years Approx.

Service Charge £1,210 per annum

Council Tax Band - C

Local Authority - Torbay Council

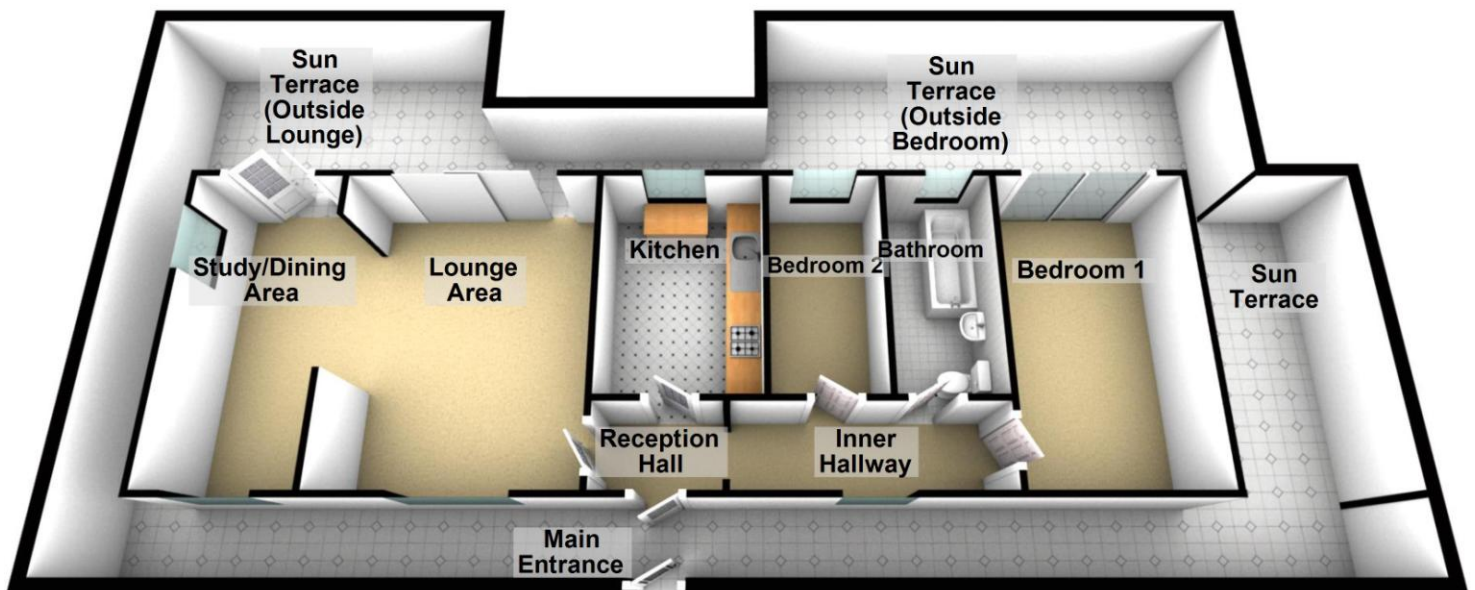
EPC: C

Canadian Timber Construction



- Superb Penthouse Apartment
- Stunning Panoramic Sea Views
- Spacious Lounge & Dining Room
- Modern Kitchen
- 2 Bedrooms & Modern Bathroom
- Large Sun Terraces to Rear & Side
- Communal Gardens & Allocated Parking
- No Onward Chain

## Ground Floor



**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **L&C Mortgages**. Should you decide to use this service, we will receive a fee based on 25% of the fee that L&C Mortgages earn from the lender/insurance provider. Our average fee earned would typically be £200. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase.

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU