



**JOHN COUCH**  
THE ESTATE AGENT

13 The Atrium  
Higher Warberry Road Torquay Devon  
£265,000 Leasehold

# 13 The Atrium Higher Warberry Road Torquay Devon TQ1 1TJ

£265,000



A stylish two bedroom purpose-built apartment with sea views, balcony and parking, conveniently close to local amenities, beaches and with easy access to the harbourside

- Sea views ■ Balcony ■ Parking
- Sitting/Dining Room ■ Kitchen ■ 2 Bedrooms
- 2 Bathrooms ■ Private Storage Unit
- Communal Grounds ■ Visitor Parking

## FOR SALE LEASEHOLD

The Atrium was built just over twenty years ago to a contemporary design that embraces the Victorian heritage of the conservation area. This well-presented two bedroom apartment provides the ultimate in low maintenance living with a relaxed lifestyle.

## LOCATION

Within easy reach of the Harbour area with a local bus in the vicinity and excellent beaches at nearby Ansteys Cove and Meadfoot. The village style community of Wellswood is close by and has excellent amenities including boutique shops, salons, pub, cafes, school and church.

## APARTMENT

Approached through electric gates the smart communal hallway provides access to the first floor by means of lift or stairs.

From the private entrance hall double doors open to the spacious living room which runs the full length of the apartment and has sliding balcony doors that frame views across the surrounding area towards Lyme Bay.

This room naturally divides to provide separate zones for both comfortable seating and with good space for a dining table and chairs to be placed adjacent to the kitchen. The kitchen is well fitted with a range of wall and base units capped with contrasting countertops and incorporating some integrated appliances.

The two double bedrooms have canted bay windows that frame the views across the side garden towards Lyme Bay. Bedroom one has built in wardrobes and a contemporary en-suite shower room. Completing the accommodation is a family bathroom with a double-width shower with storage provided by two hallway cupboards.

## OUTSIDE

The balcony has views over the surrounding area towards Lyme Bay and there are south-facing landscaped communal gardens with seating. There is one allocated parking space with separate spaces for visitors. Accessed from the building's entrance hall is the large Atrium. This unique indoor garden has communal seating and access to the storage facility.

## AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, sandy beaches, historic pier and Marina plus a range of shops and galleries and many bars and restaurants dotted along the waterfront.

## COMMUNICATIONS

Excellent communication links include local bus services and a railway station. The South Devon Highway gives good access to Exeter and Plymouth and there is an international Airport at Exeter providing a gateway to destinations further afield.

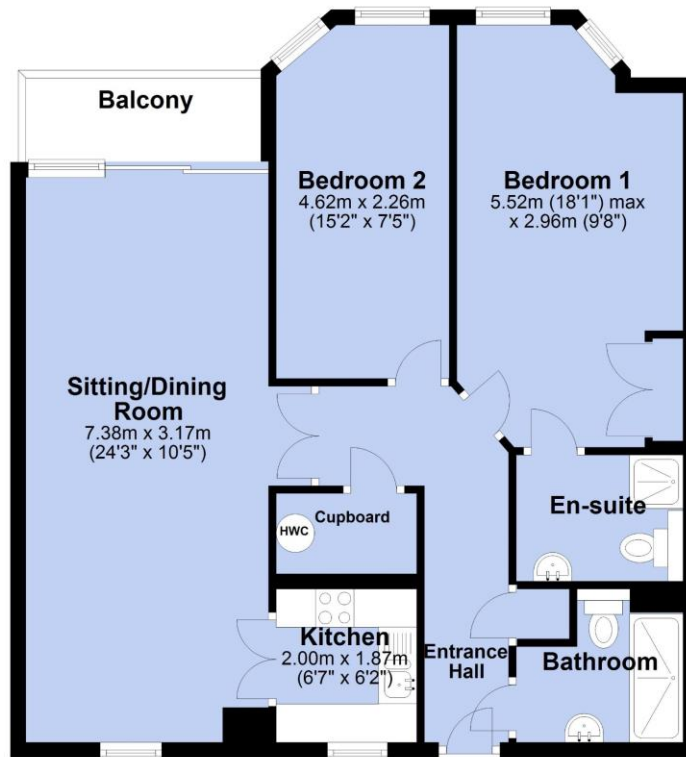
**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating to radiators.

**CURRENT PROPERTY TAX BAND D** (£2132.74 Payable 2023/2024) **SERVICE CHARGE/LENGTH OF LEASE** - Service Charge currently £2264.51 per annum. Remaining period of 199 year lease from January 2003. The residents own a share of the freehold. Holiday letting and pets are not permitted under the terms of the lease.

**VIEWING BY APPOINTMENT ONLY**







Energy Efficiency Rating		Current	Potential
Energy efficiency (lower running costs)			
100-149	A		
80-100	B		
65-80	C		
50-65	D		
35-50	E		
21-35	F		
1-20	G		
Net energy consumed - Actual running costs			
England, Scotland & Wales			

Total area: approx. 72.7 sq. metres (782.2 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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IMPORTANT - We would 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.