



**JOHN COUCH**  
THE ESTATE AGENT

6 Astor House  
Warren Road Torquay Devon

**£245,000 Leasehold**

# 6 Astor House

## Warren Road Torquay Devon TQ2 5TN

£245,000



The apartment forms part of a Victorian villa with gorgeous views of Tor Bay and the beach at Torre Abbey

Entrance hall ■ Living room ■ Kitchen

2 bedrooms ■ Bathroom

Allocated parking ■ Gardens exclusively for the residents enjoyment

### FOR SALE LEASEHOLD

With gorgeous views of Tor Bay and the beach at Torre Abbey the apartment is purpose built, forming part of a Victorian villa, converted to form residential apartments with the addition of two contemporary purpose built wings. The apartment presents an excellent opportunity for permanent living with glorious views, second home or holiday letting purposes.

Warren Road sits immediately above the restored Royal Terrace Gardens and the sea front promenade. Torquay harbourside, the Marina and beach at Torre Abbey are in the immediate neighbourhood, the town centre is also within reasonable walking distance. Public transport links are available from the sea front, Torquay railway station is also in the near neighbourhood where a branch railway links to the inter city network at Newton Abbot.

From the elegant communal entrance hall, the stairs rise to the first floor with the front door at the head of the flight. The principal reception room has spectacular views looking to the beach at Torre Abbey and takes in a wide expanse of Tor Bay with its picture postcard coastline of coves and hillsides, the views continue to Torre Abbey Meadows, and the hillsides of Livermead and Cockington, accessed from the lounge is a balcony. Open plan to the living room is a kitchen fitted with granite work surfaces and a range of up to the minute units. The accommodation continues with two bedrooms and a bathroom with gas fired central heating throughout. The development has gardens exclusively for the residents enjoyment with a pedestrian gate giving access directly to gardens of Rock Walk. An allocated parking space is located adjacent to the front entrance.

ENTRANCE HALL Entry phone system. Smoke alarm. Cupboard housing the trip switch fuse box. Radiator.

LIVING ROOM uPVC double glazed picture windows with sliding doors opening to the balcony taking in uninterrupted views of Tor Bay looking to the beach at Torre Abbey across the bay taking in the surrounding coastline of coves and hillsides, Torre Abbey Meadows and the hillsides of Livermead and Cockington. uPVC double glazed window taking in the views. Wall light points, television point. Two radiators. Telephone point. Walk through to kitchen.

VIEWING BY APPOINTMENT ONLY



**KITCHEN** uPVC double glazed window to the side elevation. Granite work surfaces with matching upstands, high gloss fronted units with brushed chrome handles under and over. One and a half bowl stainless steel sink unit with mixer tap and single drainer. Integrated fridge/freezer, integrated dishwasher, built-in washer/dryer, Neff electric oven, four ring gas hob with filter hood over. Wall mounted gas fired central heating boiler. Smoke detector. Inset ceiling lights. Ceramic tiled floor.

**BEDROOM (1)** Wooden framed double glazed sliding sash window to the rear elevation. Telephone point. Radiator.

**BEDROOM (2)** Two wooden framed sliding sash windows to the rear elevation. Radiator. Telephone point.

**BATHROOM** White suite comprising panelled bath with handles, shower attachment, glazed shower screen, pedestal wash basin, close coupled WC. Mirror fronted medicine cabinet, wall mounted shaver socket. Inset ceiling lights. Extractor fan. Fully tiled walls, tiled floor.

**OUTSIDE** Gardens exclusively for the residents enjoyment with a pedestrian gate to Royal Terrace Gardens. Allocated parking space adjacent to the front entrance.

**CURRENT MAINTENANCE** £799 per annum. £165 Ground rent. Remaining period of 199 year lease from 1<sup>st</sup> January 2008.

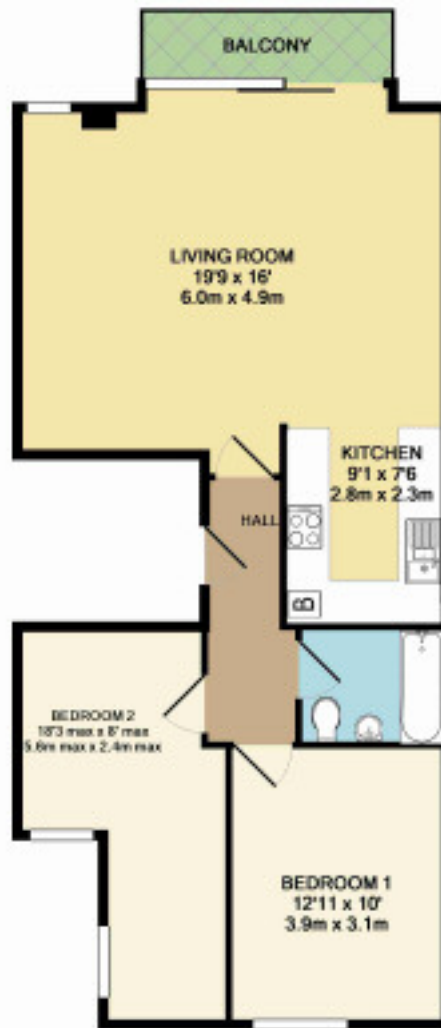
**SERVICES** Mains water, electricity, gas and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

**FIXTURES AND FITTINGS** Only those mentioned in these particulars are included in the sale. All others, such as fitted carpets, curtains, blinds, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**CURRENT PROPERTY TAX BAND D** (Payable 2011/2012 1489.54)

**VIEWING** By appointment with the Vendors Agents



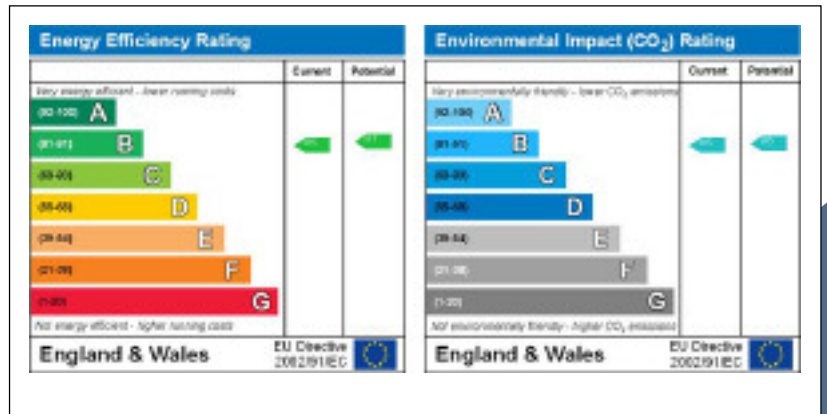


TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.8 SQ.M.)

Whilst every attempt 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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43 Ilsham Road Wellswood Torquay Devon TQ1 2JG  
 t: 01803 296500 f: 01803 296501 e: mail@johncouch.co.uk



[www.johncouch.co.uk](http://www.johncouch.co.uk)

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 effect your decision to buy, please contact us before viewing the property.