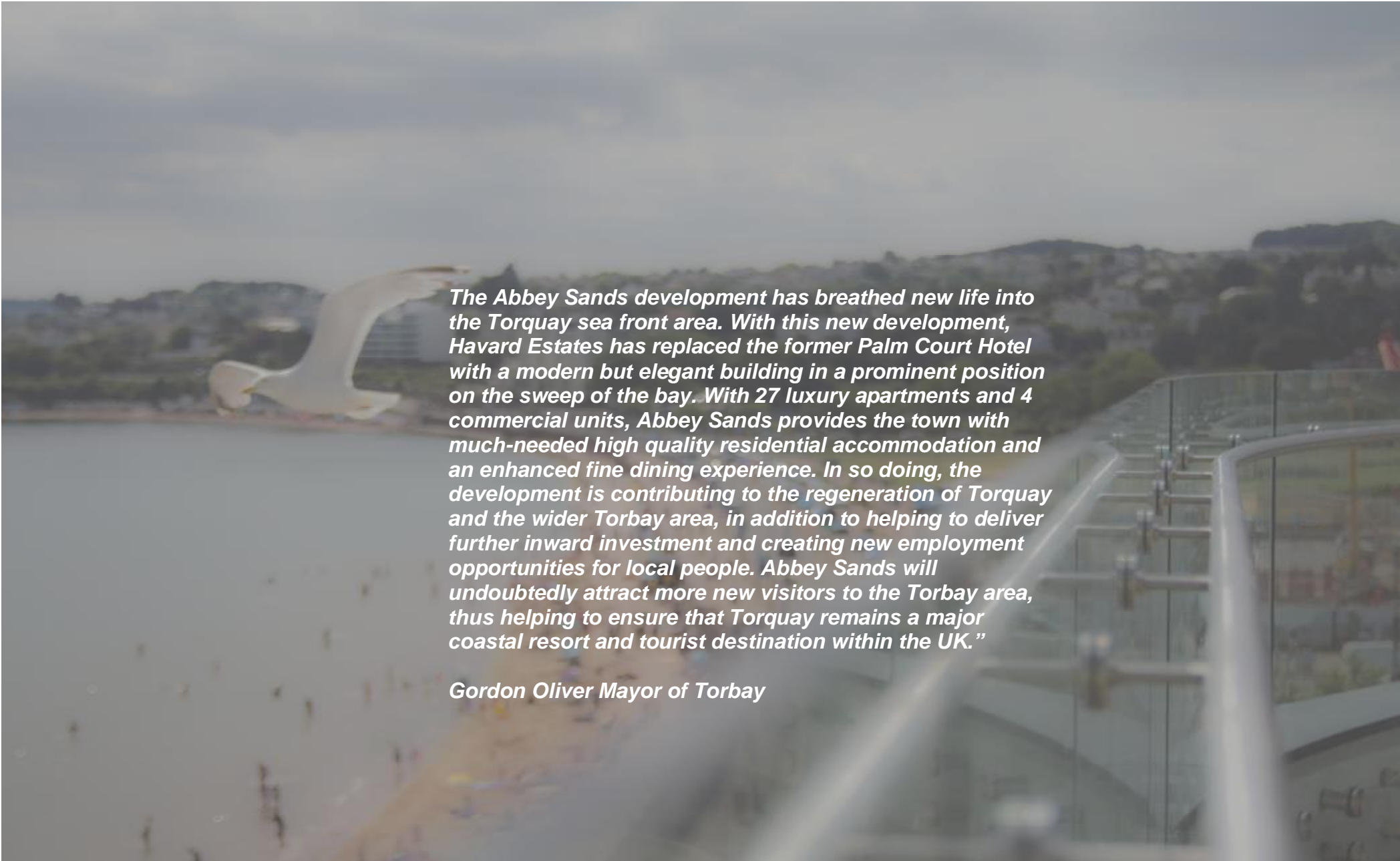


JOHN COUCH
THE ESTATE AGENT

Apartments 6 & 11
Abbey Sands Torquay Devon
£695,000 Leasehold





The Abbey Sands development has breathed new life into the Torquay sea front area. With this new development, Havard Estates has replaced the former Palm Court Hotel with a modern but elegant building in a prominent position on the sweep of the bay. With 27 luxury apartments and 4 commercial units, Abbey Sands provides the town with much-needed high quality residential accommodation and an enhanced fine dining experience. In so doing, the development is contributing to the regeneration of Torquay and the wider Torbay area, in addition to helping to deliver further inward investment and creating new employment opportunities for local people. Abbey Sands will undoubtedly attract more new visitors to the Torbay area, thus helping to ensure that Torquay remains a major coastal resort and tourist destination within the UK."

Gordon Oliver Mayor of Torbay

VIEWING BY APPOINTMENT ONLY



In our view Abbey Sands is the English Riviera's most desirable address – Make it your view too



The latest development from Havard Estates is designed by world class architect Kay Elliott and constructed by Balfour Beatty. The design is influenced by the Art Deco style of the British seaside with its curving balconies and horizontal emphasis, resembling an ocean liner.

With breathtaking views of Tor Bay and a location fronting the beach at Torre Abbey Sands, the development is close to the Marina and the town centre, with easy access to all Torquay has to offer. Abbey Sands provides the opportunity to live a luxury lifestyle in a spectacular location, combining the best of beachfront and urban living.

APARTMENT 6 Level 4
APARTMENT 11 Level 3

SPECIFICATION AND DESIGN NOTES

• **KITCHEN**

- Symphony New York Premium Kitchen
- Utility area
- Silestone work surfaces
- AEG built-in oven
- AEG fully integrated dishwasher
- AEG induction hob
- AEG built-in combi microwave and grill
- AEG integrated fridge/freezer

- AEG semi integrated telescopic hood
- Caple wine cooler
- Porcelanosa ceramic tiled floor

• **BATHROOM AND EN-SUITE**

- Villeroy & Boch sanitary ware
- Chrome Vado taps
- Fixed and hand held shower heads
- Stone resin low level shower tray
- Chrome flat heated towel rail
- Porcelanosa ceramic tiled floor
- Porcelanosa full height tiling with feature wall

• **INTERNAL FINISH**

- Walnut veneer internal doors
- Brushed steel ironmongery
- Symphony wardrobes
- Engineered hardwood flooring
- Broadloom loop wool mix carpet to bedroom(s)
- Walnut veneer over height V groove entrance door

• **ENERGY EFFICIENCY AND HEATING**

- Centralised gas fired central heating/hot water system with separate plant room for boiler metered to each apartment
- Mechanical ventilation heat recovery system
- White panel radiators
- Double glazed windows and sliding doors appropriate for coastal location

• **ELECTRICAL INSTALLATION**

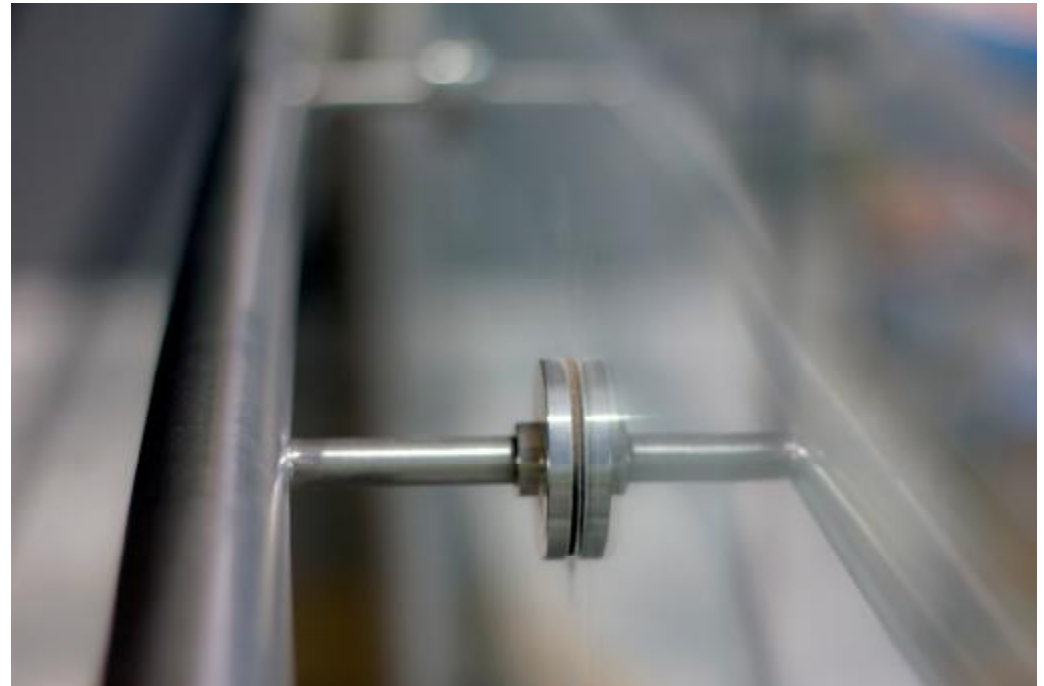
- BT points to main living space and bedrooms
- TV points to main living space and bedrooms
- Access to Virgin Media (Cable) and satellite TV via communal dish
- Uplighters to main living space
- Video and audio door entry system

• **GENERAL**

- External decked balcony area
- Bespoke glass privacy panels
- Outside lighting
- Allocated parking space
- Lift access to all floors
- Bin store
- Secure entrance lobby with postboxes

• **LEGAL**

- 199 year lease
- Freehold will be managed by Centrick Property
- 10 year Premier Guarantee Warranty
- Estimate of service charge
- Apartment 6 £2131.36
- Apartment 11 £2127.70
- Ground Rent £500 per annum
- Car Park £236.94 per annum





TOTAL APPROX. FLOOR AREA 1623 SQ.FT. (150.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2014



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 f: 01803 296501 e: mail@johncouch.co.uk

JOHN COUCH
THE ESTATE AGENT



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.