



1 Rock Walk Heights
Warren Road Torquay Devon

£550,000 Leasehold



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A three bedroom apartment with uninterrupted bay views, a large south-west facing sun terrace, secure undercover parking with lift access and communal gardens that open onto the Rock Walk

- Panoramic bay views ■ Large south-west facing terrace
- Sitting/dining room ■ Kitchen
- Three bedrooms ■ En-suite bathroom ■ Family bathroom
- Secure parking for two cars ■ Storage ■ Communal gardens

FOR SALE LEASEHOLD

Rock Walk Heights was constructed just over twenty years ago to provide spacious apartments in an elevated location with uninterrupted coastal views. This entry level apartment has three bedrooms with a fabulous full-width terrace designed to maximise enjoyment of the expansive views that stretch from Abbey Sands beach taking in the surrounding coves and hillsides across the bay to the lighthouse at Berry Head in Brixham.

The apartment has communal gardens and there is lift access from the secure parking area below the building.

LOCATION

Set within the Belgravia Conservation Area, Warren Road is a pleasant tree lined road set above the marina where the extensive views and quiet ambiance make it a sought after location.

The development is close to Torquay's level seafront esplanade that flows around the bay to the marina where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al-fresco dining, live music and theatre bring the harbour area alive. This location is also convenient for local buses and the railway station.

INTERIOR

From the road the front door to the development opens to a smart communal lobby where three steps rise to the entrance to the apartment.

The apartment has a wide hallway where there is a cloaks cupboard and separate airing cupboard with hot water cylinder.

To the left side double doors open to the open plan living space where your eye is drawn to the uninterrupted bay views.

This area has been designed for comfortable furniture to be arranged in front of the patio doors where the views can be fully enjoyed. There is a separate space for a dining table and chairs adjacent to the kitchen.

The kitchen is semi-open plan to the living space and has a large corner window from where the westerly beach views can be admired. This room has a good range of wall and base units with some integrated appliances and there are countertops to three sides. The boiler is wall mounted and concealed within a fitted cupboard.

Returning to the hallway the principal bedroom enjoys access to the terrace with patio doors providing an abundance of natural light and full enjoyment of the marine views. There are fitted wardrobes and ample space for additional bedroom furniture. The large en-suite bathroom has a superb double width shower and there is a window to the side aspect.

VIEWING BY APPOINTMENT ONLY

Bedroom two is a large double room with fitted wardrobes to one wall and window to the front aspect. The third bedroom is currently used as a single bedroom but would work well as a home office or hobbies room. Completing the accommodation is a nicely fitted family bathroom.

OUTSIDE

The apartment enjoys a very large south-west facing sun terrace which spans the width of the apartment and is accessed from the living room or principal bedroom. This private space is truly impressive with room for sun loungers for relaxation and space for outside dining making it perfect for hosting family and friends.

The terrace perfectly showcases the breathtaking bay views that stretch from the marina along the sea-front promenade and around the curve of the bay with beaches and hillsides visible all the way to Brixham. At sunset the lights along the waterfront twinkle and the beam of the Berry Head lighthouse can be clearly seen.

There are two parking spaces securely located below the building where there is also a lockable storage unit. The private communal gardens allow gated access directly onto the Rock Walk.

AREA

Located within a large sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves.

From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.



COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

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

CURRENT PROPERTY TAX BAND E (£2729.04 Payable 2024/2025) **SERVICE CHARGE** 5220.00 per annum (Managing Agent – First Port) 999 year lease from 01/01/2001, lease expiry date 01/01/3000, 975 years remaining. Owners own a share of the freehold.

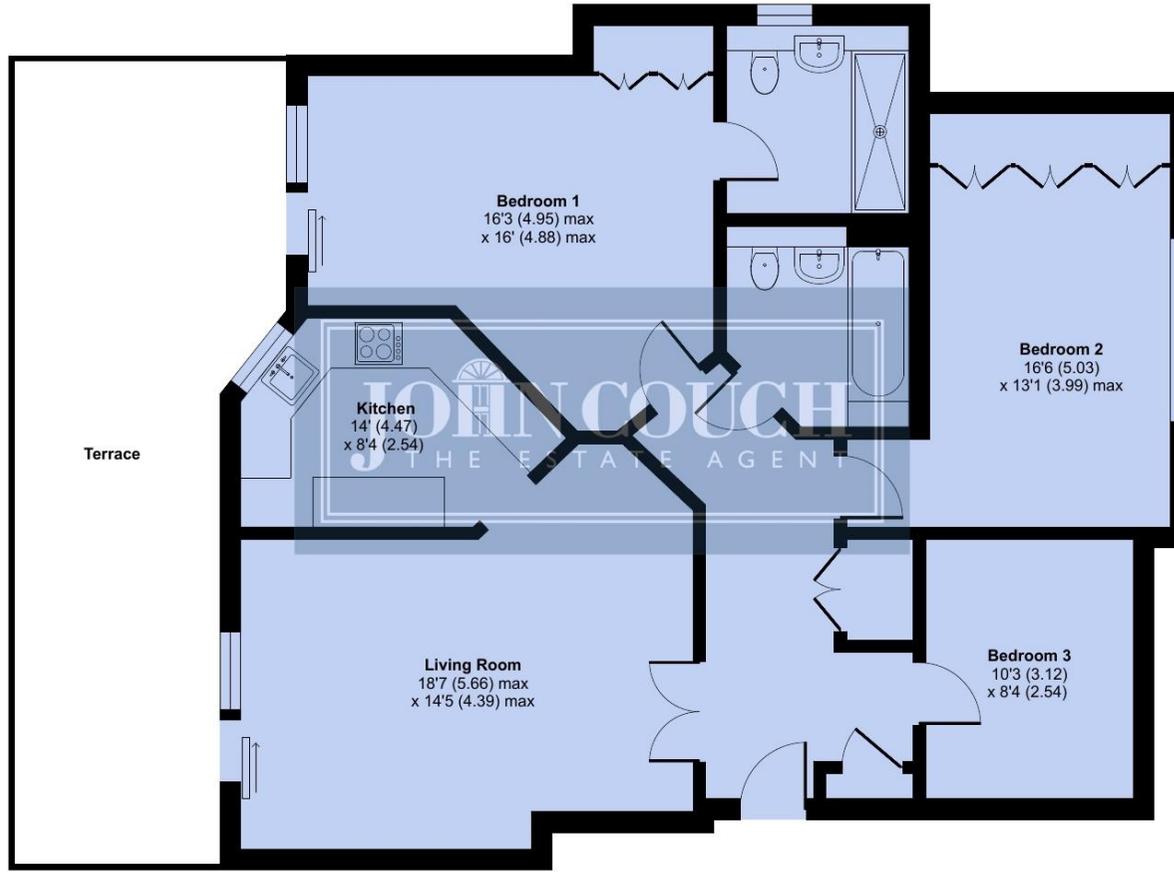
GENERAL GUIDANCE Pets are not permitted at the development but assured shorthold rentals and holiday letting is permitted (Subject to confirmation by the Management Company)







Approximate Area = 1066 sq ft / 99 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchemcom 2024. Produced for John Couch The Estate Agent. REF: 1178738

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.