

JOHN COUCH
THE ESTATE AGENT

St Helens
Higher Erith Road Torquay Devon



St Helens
Higher Erith Road Torquay Devon TQ1 2NQ

Prices from £250,000 / £325,000 Leasehold

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St Helens offers an individual development of just seven apartments,
where the character of an established period villa meets confident contemporary architecture,
thoughtfully designed to create an appealing collection of distinctive homes in an established residential setting

St Helens is an interesting and individual residential development, bringing together an established period villa and a striking contemporary new-build wing to create a collection of seven individual apartments.

The original villa retains its external character, whilst the new addition takes a confident contemporary approach to design. The contrast between the two is appealing, with careful thought given to how the buildings sit together and how the development as a whole has been conceived, creating an imaginative combination of traditional and modern architecture, with a sense of individuality.

The apartments have been thoughtfully planned, with well-considered layouts providing comfortable and appealing accommodation. All enjoy a pleasant westerly aspect towards Warberry Hill, giving the development a sense of its established residential setting.

One of the more individual homes is the penthouse, cleverly designed within the eaves of the original villa, where the roof space has been imaginatively utilised to create a particularly distinctive apartment.

The location is an important feature, with Wellswood within comfortable walking distance. One of Torquay's most popular residential neighbourhoods, it has a selection of independent shops, cafés and restaurants, providing a very appealing local centre. The town, harbour and waterfront are also readily accessible.

St Helens comprises seven apartments, of which five are now available for purchase, offering a choice of brand-new homes, including a ground floor apartment with a separate entrance, one at entrance level, two on the first floor and the penthouse, all with lift access.

SPECIFCATION

- Lift access to all floors (except for Apartment 2 which has its own entrance)
- Secure entrance lobby
- Dedicated allocated parking for one vehicle with EV charging points for each parking space
- Communal bin store
- Gas central heating with solar panel benefit to the new build wing
- Storage for bicycles to the side
- Kitchens with Neff double oven, microwave and air fry functions, integrated dishwasher, fridge/freezer and washer dryer, finished with high quality quartz worktops and upstands
- Bathrooms with fully tiled walls and flooring, contemporary waterfall showers and heated towel rails. Under sink floating vanity units.
- Premium luxury vinyl tile flooring to living areas and hallways, fully carpeted bedrooms and high grade floor tiling to the bathrooms and en-suites.
- **Council Tax** Bands to be advised
- **Lease Terms** To be confirmed. Pets permitted with approval from the Management. Residential letting is permitted, no holiday letting.
- **Mobile Phone Coverage** To be advised

VIEWING BY APPOINTMENT ONLY





































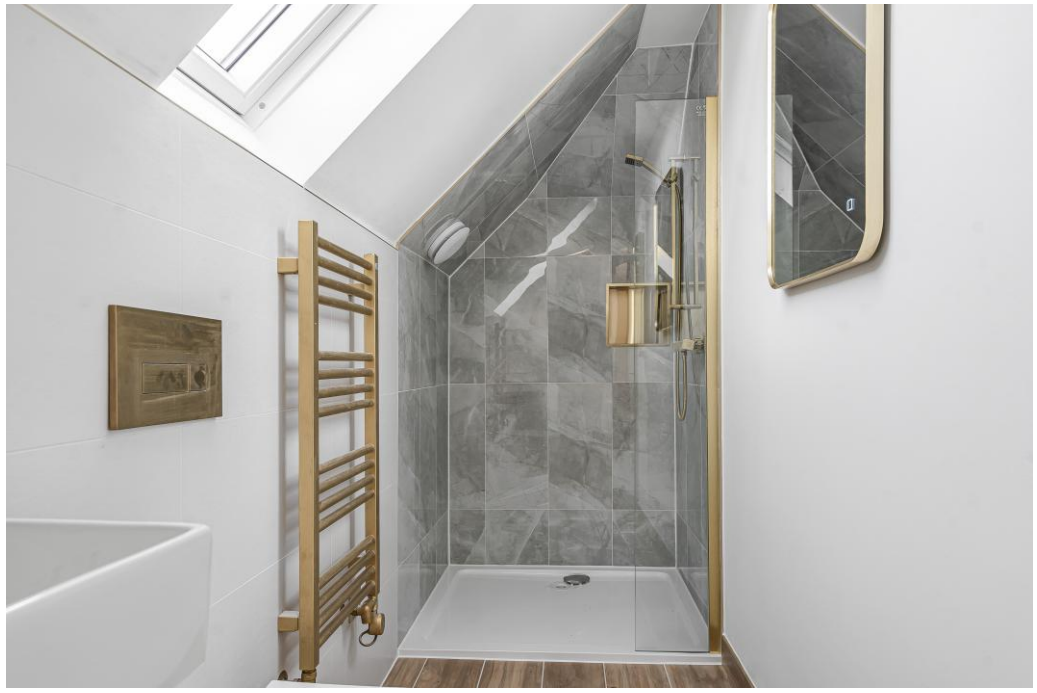




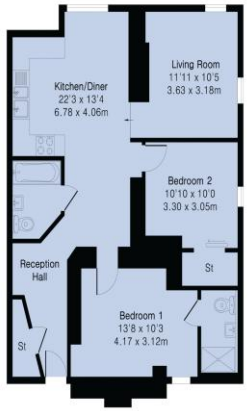

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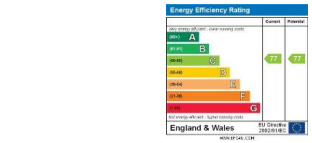




Approximate Gross Internal Area 898 sq ft - 83 sq m



Lower Entrance Level

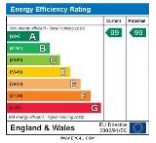


2 St Helens
£250,000 Leasehold

Approximate Gross Internal Area 85 sq ft - 909 sq m



Ground Floor

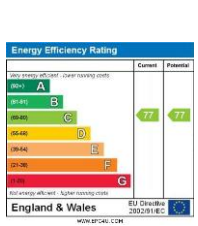


4 St Helens
£275,000 Leasehold

Approximate Gross Internal Area 1195 sq ft - 111 sq m

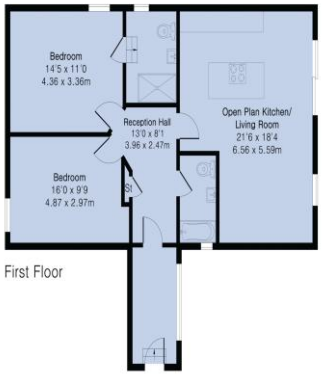


PINKPLAN JOHN COUCH

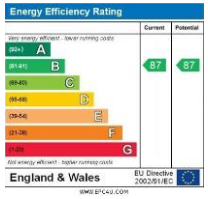


5 St Helens (Show Flat)
£325,000 Leasehold

Approximate Gross Internal Area 85 sq ft - 909 sq m

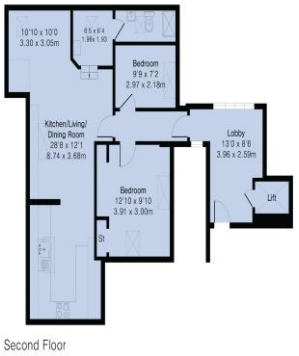


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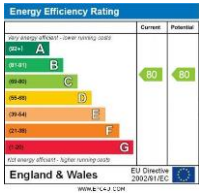


6 St Helens
£275,000 Leasehold

Approximate Gross Internal Area 886 sq ft - 82 sq m



PINKPLAN JOHN COUCH



7 St Helens (Penthouse)
£250,00 Leasehold

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.