



**JOHN COUCH**  
THE ESTATE AGENT

Penthouse 2 Imperial Court  
Parkhill Road Torquay Devon  
**£1,175,000 Leasehold**







# Penthouse 2 Imperial Court

## Parkhill Road Torquay Devon TQ1 2EP

£1,175,000



### FOR SALE LEASEHOLD

The Penthouse at Imperial Court offers a dazzling and spacious apartment in one of Torquay's landmark buildings. Finished to an exacting standard with many unique features and spectacular coastal views we are delighted to present this exciting and exceptional home designed to impress.

Imperial Court is set just above the harbourside with the principle rooms taking full advantage of the spectacular ever changing views of the bay, tracking the rising sun from the east and the afternoon sun in the west. After dark the twinkling lights of the nearby harbour and waterside beckon.

The living space provides two distinct seating zones each taking full advantage of the bay views and opening to an outside terrace. A superb modern kitchen, separate utility room, study and three en-suite bedrooms complete the accommodation.

### PRINCIPAL ACCOMMODATION

Open plan living/dining with full height windows, and access to the outside terrace. RAKO lighting system, high specification cinema surround sound, discretely mounted James speaker system, air conditioning units.

Outstanding kitchen area with Siemens appliances and wine cooler.

Separate utility room.

Principal bedroom with en-suite shower room and sitting area with full sea views and surround sound system, air conditioning.

2 further bedrooms, both with en-suite shower rooms, bedroom (2) with air conditioning.

All bedrooms with fitted furniture by Hammonds.

Study with fully fitted Hammonds furniture.

Windows with Pilkington K – self-cleaning glazing.

Oak faced internal doors with distinctive ironmongery.

Audio entry system.

External (two) parking spaces.

### LOCATION AND COMMUNICATION

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by an international marina and a delightful array of shops, galleries, and cafes.

There are many bars and restaurants dotted along the waterside offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

Imperial Court is in a conservation area and set adjacent to the South West Coastal foot path offering wonderful coastal walks and easy access to the harbour.

The area has many beaches with an array of water sports and fishing. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, rugby, football and cricket available close by.

The wonderful life style opportunities on offer are supported by the nearby friendly community of Wellswood, with church, school, pub, restaurants, cafes and shops. The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular coastal town of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties nearby offer many opportunities for leisurely days away from the coast.

The excellent communications links include a direct rail service to London Paddington and bring the vibrant cities of Exeter and Plymouth within easy reach. An international airport at Exeter gives access to destinations further afield.

### SERVICES

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

**CURRENT MAINTENANCE/LENGTH OF LEASE** £5,220 per annum to include water and heating, 120 years from 13<sup>th</sup> July 2012.

**CURRENT PROPERTY TAX BAND** G (Payable 2022/2023 £3,380.68).

**VIEWING BY APPOINTMENT ONLY**





















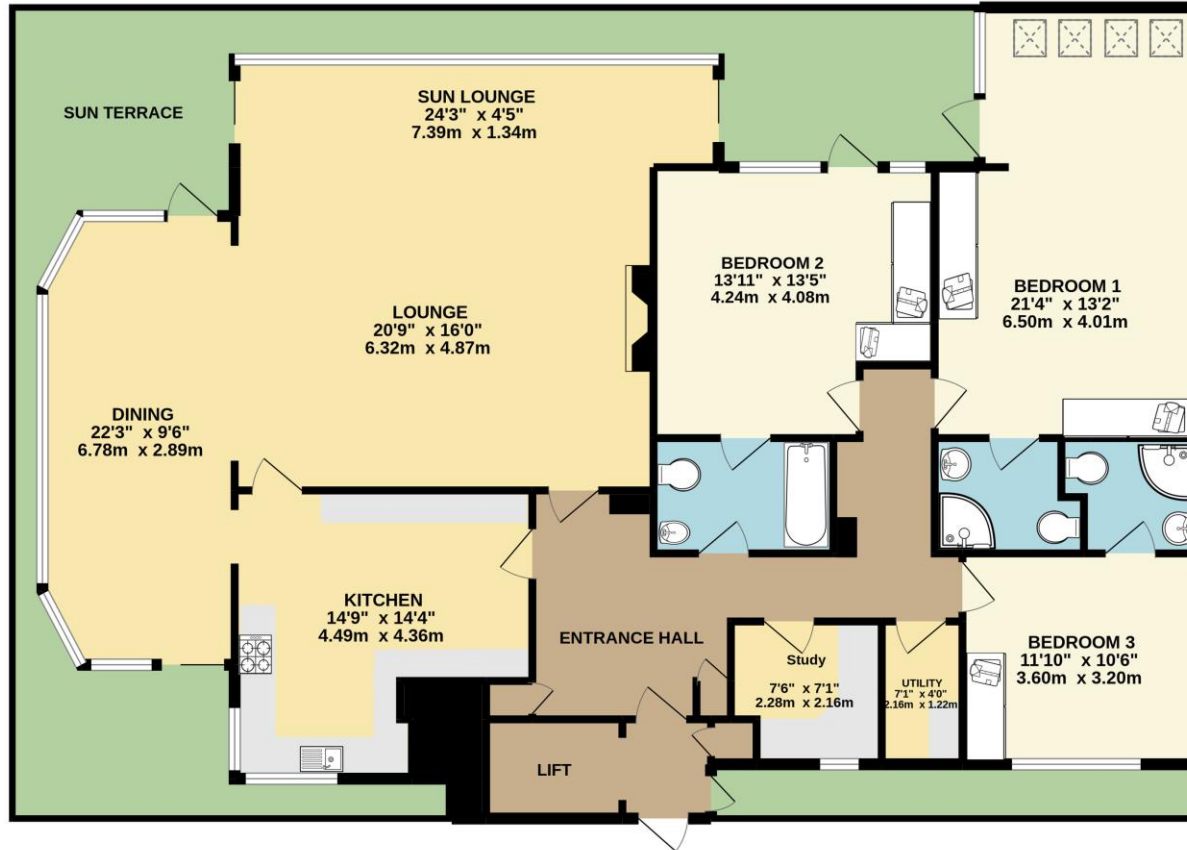








PENTHOUSE 2  
1852 sq.ft. (172.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1852 sq.ft. (172.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.