



3C Imperial Court, Park Hill Road



# 3C Imperial Court, Park

, Torquay, TQ1 2EP

Exeter 23 miles Dartmouth 11 miles Totnes 9 miles

This third-floor coastal apartment offers the ideal Torquay lifestyle, featuring gated allocated parking, lift access, stunning sea views, two double bedrooms with a modern fitted ensuite to the master, a spacious sitting room with far commanding sea views, a kitchen/breakfast room, and a balcony overlooking Torbay and beyond.

- Coastal Apartment with Stunning Sea Views
- Allocated Parking
- No Forward Chain
- Service Charge £1,356.14 Quarterly
- Two Double Bedrooms (Ensuite to Master)
- Balcony with Beautiful Waterside Vista
- Share of Freehold 95 Years (to be extended to 999)
- Council Tax Band G

Asking Price £280,000

## SITUATION AND DESCRIPTION

This third-floor coastal apartment offers the ideal Torquay lifestyle, featuring gated allocated parking, lift access, stunning sea views, two double bedrooms with a modern fitted ensuite to the master, a spacious sitting room with far commanding sea views, a kitchen/breakfast room, and a balcony overlooking Torbay and beyond.

Situated a stone's throw from the coast, principally facing south, with some of the best and closest sea views across the bay, this apartment is conveniently situated a short stroll from the harbour side with its many amenities and attractions including a myriad of restaurants and continental cafes offering international cuisine as well as showcasing the best of British food. Here you will also find Torquay's international deep-water marina. For those that enjoy life on the ocean wave the English Riviera is perfect, with its nine beaches within the bay including some beautiful and secluded ones. Beacon Cove is situated right next to Imperial Court.

The bay has mainline railway links to London Paddington and the Cathedral city of Exeter and the motorway network is an easy commute thanks to the new South Devon Link Road.



## ACCOMMODATION

Accessed via a communal entrance with a secure entry system, this well-presented apartment benefits from both stairs and lift access to all floors. Upon entering the property, you are welcomed by a spacious entrance hall featuring built-in storage and doors leading to all principal rooms. The kitchen/breakfast room is fitted with matching eye-level and base units, an inset sink, and space for essential appliances including an oven, fridge freezer, and washing machine.

The generous lounge/diner is a standout feature, boasting full-height double-glazed windows and a patio door that floods the space with natural light while offering uninterrupted, breath-taking views across the sea. The principal bedroom is a spacious double with spectacular coastal views, built-in wardrobes, and a stylish en-suite comprising a double shower cubicle, vanity unit with wash hand basin, WC, and fully tiled walls and flooring, complemented by a heated towel rail. A second double bedroom enjoys a front-facing aspect with double-glazed windows, while a separate shower room serves guests and residents alike, featuring a walk-in shower with seat, WC, and wash hand basin, with tiling to key areas including the floor. This apartment offers a perfect combination of comfort, convenience, and stunning surroundings.

## OUTSIDE

Enjoying an enviable coastal position, this beautifully appointed apartment at Imperial Court boasts a spacious, south-facing balcony, from here, residents can soak in uninterrupted panoramic views across Torquay Harbour and out to Berry Head in Brixham, creating an ever-changing seascape that brings the outdoors in. The serene setting is perfect for relaxation or entertaining, with the gentle sound of the sea as a tranquil backdrop. Complete with a secure allocated parking space, this property combines breath-taking scenery with everyday convenience in one of Torquay's most sought-after locations.

## SERVICES

Mains electric, water, and drainage. Gas central heating via a central gas boiler. Standard and Superfast Broadband supplied by Openreach available in the area. Mobile Networks available are EE, O2, Vodafone and Three.

## TENURE

Service Charge £1,459 per 1/4, to include hot/cold water and central heating, daily refuse collection and maintenance of external car park area. Lease 141 years starting from 1975. The apartment comes with a share of the Freehold.

## VIEWING

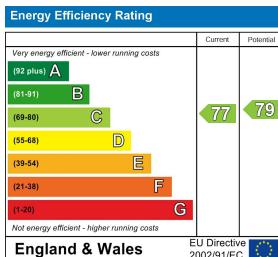
Strictly by prior appointment with Stags on 01803 200160

## DIRECTIONS

From Stags Torquay follow around the harbourside turning right at the clock tower, proceed along Victoria Parade and continue past the Living Coasts, the Royal Torbay Yacht Club and you will find Imperial Court shortly on your right.



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6 Vaughan Parade, Torquay,  
TQ2 5EG

torquay@stags.co.uk  
01803 200160

Approximate Gross Internal Area = 91.7 sq m / 987 sq ft

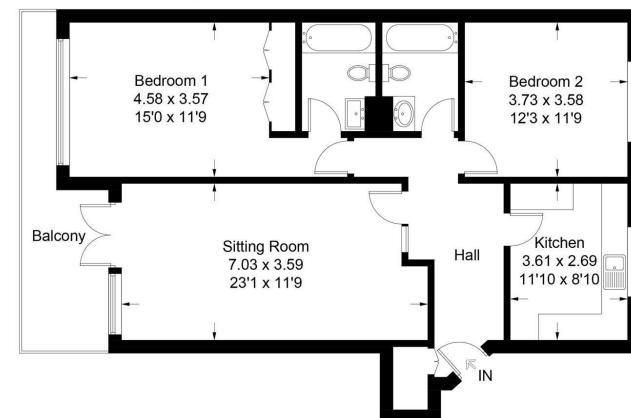


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