



Flat 1, Royal Marina Court,



# Flat 1, Royal Marina

Beacon Terrace, Torquay, TQ1 2BJ

Dartmouth: 10 miles | Totnes: 10 miles | Exeter 21 miles

Situated in the heart of Torquay's picturesque harbourside, this stunning coastal ground floor apartment set within an elegant Victorian building known as Royal Marina Court. This spacious and well-presented home offers partial sea views and a blend of period character with modern comfort.

- Ground Floor Apartment
- Two Double Bedrooms
- Two Refurbished Contemporary Bathrooms (inc Ensuite to Master)
- No Forward Chain
- Coastal Views
- Grade II Listed Period Property
- Walking Distance to Harbour
- Service Charge £4037.04 . Ground Rent £100 p.a
- Leasehold 999 years from 1993
- Council Tax band C

Guide Price £190,000

## SITUATION & DESCRIPTION

Situated in the heart of Torquay's picturesque harbourside, this stunning coastal ground floor apartment set within an elegant Victorian building known as Royal Marina Court. This spacious and well-presented home offers partial sea views and a blend of period character with modern comfort. The accommodation includes a generous sitting/dining room, a well-equipped kitchen, a contemporary family shower room, and two double bedrooms, one of which benefits from an ensuite shower room. Residents also enjoy access to a communal courtyard, while the town's vibrant array of shops, cafes, and attractions are just moments away. Permit parking is conveniently available in the car park opposite the property.

Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.

The bay has mainline railway links to London Paddington and the Cathedral City of Exeter and the motorway network is within easy reach via the new South Devon Link Road.



## ACCOMMODATION

The approach is via a secure single paned double doors open to the communal entrance Hall with high ceilings and attractive cornice work. Door leading to a communal courtyard. A private entrance door opens to the reception hall with high ceiling height with cornice work, new video door entry system, wall light points, radiator and cupboard housing the water cylinder. The kitchen affords a range of units comprising base cupboards and drawers with matching wall cabinets. Working surfaces with inset one and a half bowl sink unit with mixer tap and single drainer. Fitted oven and electric hob with extractor hood over, space for free standing fridge/freezer, dishwasher and provisions for washing machine. Cupboard housing the gas fired boiler, tiled walls, single paned door opening to the communal courtyard. The master bedroom boasts attractive panelling to the walls, radiator, wall light points, television point and telephone points. Walk-in wardrobes with hanging rails and housing the consumer unit. Single paned sash window to the rear elevation looking into the communal courtyard, door to ensuite bath room fitted with a modern white suite comprising of free standing bath, wash hand basin and close coupled WC. Fully tiled walls, recessed ceiling lights, chrome Victorian style heated towel rail, tiled floor and extractor fan.

The sitting/dining Room benefits from high ceilings with cornice work and ceiling rose. Attractive panelling to the walls, feature fireplace with marble hearth, two radiators, television and telephone points. Two single paned sash windows to the front elevation enjoying views over the Marina to the sea at Tor Bay. Door from the spacious hallway to bedroom two with panelling to the walls, overhead storage cupboards, two radiators, television point, telephone point and two single paned sash windows to the front elevation enjoying views into Tor Bay. The shower room is a fitted modern suite of large walk-in shower cubicle, wash hand basin and close coupled WC. Fully tiled walls, chrome Victorian style heated towel rail, recessed ceiling lights, tiled floor and extractor fan.

## OUTSIDE

Communal patio area with bin store.

Council Permit Parking available opposite property.

## TENURE

Service Charge £4,037.04 approx per annum, includes Water Rates & Buildings Insurance

Lease 999 Years from 1993

Ground Rent: £100 approx per annum

Freehold owned by the residents

## SERVICES

Mains Gas, Water and Electricity. Up to Superfast broadband in the area with Openreach, Mobile coverage likely with 02

## VIEWING ARRANGEMENTS

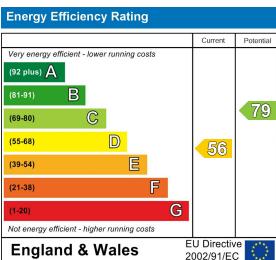
Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

From Stags Torquay follow around the harbourside turning right at the clock tower, proceed along Victoria Parade where the property can be found on your left hand side opposite the Living Coasts, next to the Royal Torbay yacht club.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Approximate Gross Internal Area = 89.7 sq m / 965.9 sq ft

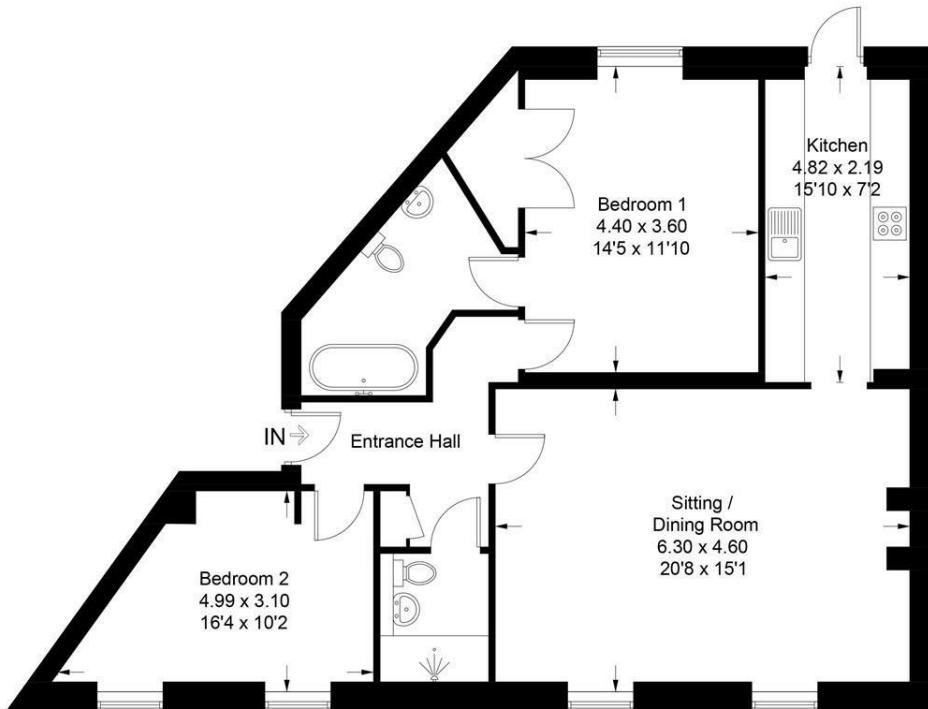


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