



**TORBAY PROPERTY MANAGEMENT**  
Sales & Lettings



## Flat 2, Queens Quay, 3 Victoria Parade, Torquay, TQ1 2BB

Two bedroom first floor luxury apartment situated in a central location on the Harbour Side which is currently being redeveloped and revitalized within an iconic refurbishment of the 1920s Queens Hotel.

The apartment comprises of open plan, living room, diner, kitchen with doors onto a private balcony with harbour views, master double bedroom with en-suite shower room and doors onto a private balcony with harbour views, second double bedroom, family bathroom and large utility cupboard.

The apartment is finished to a high, modern standard throughout and includes all appliances, underfloor heating and modern fixtures and fittings and would make an ideal holiday home, investment or second home.

- Two Bedroom Apartment on the Harbour Side
- Modern High End Fixtures & Fittings Throughout
- Close to Town Centre, Bars & Restaurants
- Ideal Purchase for Investment, Holiday Home or Letting



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### COMMUNAL ENTRANCE

Secure communal entrance with stairs or lift to all floors

### ENTRANCE HALL

Doors to all principle rooms, inset lighting, underfloor heating, intercom phone system and large utility cupboard with mains electrics and space/plumbing for appliances.

### LIVING ROOM / DINER AREA

**18'4" x 14'2" (5.58m x 4.31m) max**

Large open plan living room/diner with windows and doors onto a private balcony with views over the harbour side, inset lighting, aerial sockets, phone sockets, underfloor heating and wall lights, opening onto:

### KITCHEN AREA

**11'5" x 4'4" (3.48m x 2.25m)**

Modern fitted kitchen with a range of wall and base units, laminate worktops, built in fridge freezer, dishwasher, microwave, oven, hob and extractor fan, stainless inset sink, inset lighting, underfloor heating and breakfast bar separating the living room area.

### BEDROOM 1

**17'6" x 12'7" (5.33m x 3.84m) max**

Spacious double bedroom with windows and doors onto a private balcony overlooking the harbour side, underfloor heating, inset and wall lights, aerial points and phone points.

### EN-SUITE SHOWER ROOM

Modern shower room with large walk in corner shower enclosure with mixer shower, vanity wash hand basin and WC, fully tiled walls and floor, extractor fan, underfloor heating, inset mirror, wall and inset lighting.

### BEDROOM 2

**12'7" x 8'7" (3.84m x 2.62m)**

Spacious double bedroom with window to the rear, inset lighting, wall lights, underfloor heating, aerial and phone sockets.

### BATHROOM

Modern bathroom with bath with mixer shower over, vanity wash hand basin and WC, fully tiled walls and floor, extractor fan, underfloor heating, inset mirror, wall and inset lighting and window to the rear aspect





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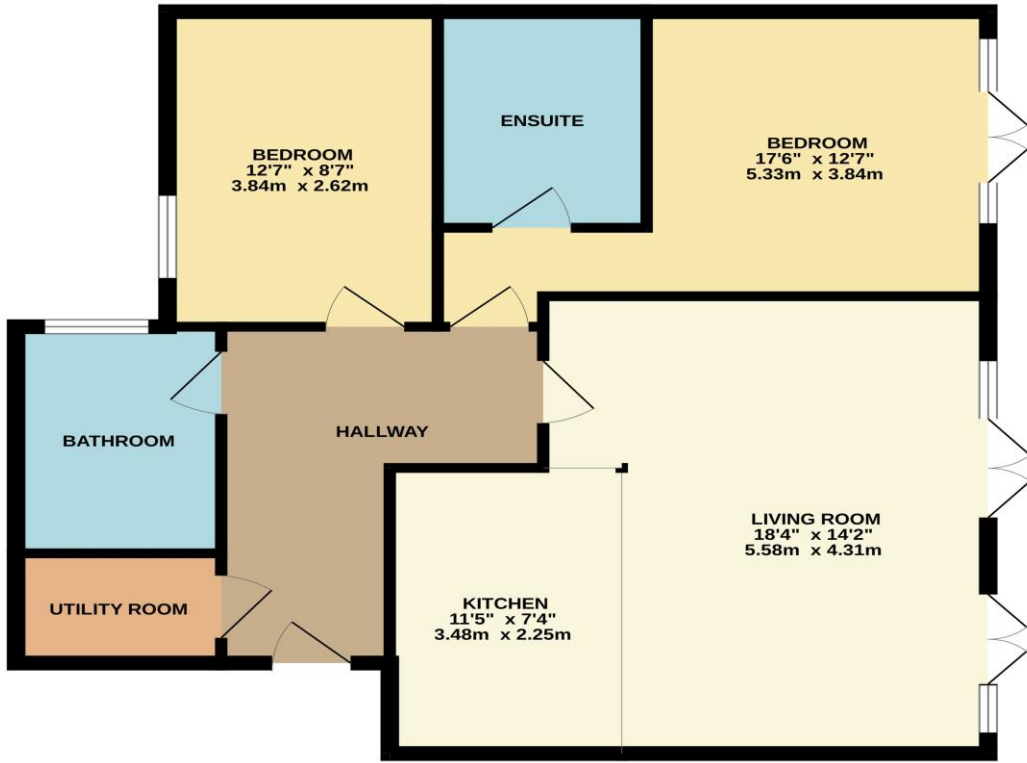
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\*1.2% inc VAT, Subject to a minimum fee of £1200.00 inc VAT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	58 D
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



**Disclaimer:** These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the Agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for co-operation.

# MATERIAL INFORMATION:

**PROPERTY ADDRESS:**

Flat 2, Queens Quay, 3 Victoria Parade, Torquay, TQ1 2BB

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**PROPERTY TYPE:**

Apartment

**CONSTRUCTION:**

Standard Construction

**SOURCE OF HEATING:**

Electric

**SOURCE OF ELECTRIC SUPPLY:**

Mains

**SOURCE OF WATER SUPPLY:**

Mains

**SEWERAGE:**

Mains

**BROADBAND CONNECTION:**

Copper

**MOBILE SIGNAL/COVERAGE:**

Likely to have good coverage (Ofcom)

**PARKING:**

None

**BUILDING SAFETY ISSUES :**

None known

**RIGHTS & RESTRICTIONS:**

None known

**FLOOD & EROSION RISK:**

None Known

**PLANNING PERMISSION /  
DEVELOPMENT PROPOSALS:**

None Known

**PROPERTY ACCESSABILITY /  
ADAPPTIONS:**

Lift

**COALFIELD OR MINING AREA:**

No

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**TENURE:**

Leasehold

**LENGTH OF LEASE:**

249 years from 2010

**ANNUAL GROUND RENT:**

£0.00

**GROUND RENT REVIEW PERIOD:**

Not Applicable

**ANNUAL SERVICE CHARGE:**

£2500

**SERVICE CHARGE REVIEW PERIOD:**

Annually

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**COUNCIL TAX BAND:**

C

**ENERGY PERFORMANCE RATING:**

D

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Viewings by appointment only -  
please call 01803 295291 to register  
your interest.