





## Apartment 16

The Manor House Apartments Seaway Lane, Torquay

Absolute are proud to present this beautifully appointed modern garden apartment set in the grounds of a historic landmark victorian house which has been converted into a selection of private dwellings. The Manor house apartments sit proudly in the well preserved Chelston Conservation area of Torquay in a sought after location and position. High gates are set on the original piers and provide a perfect blend of security and privacy to the development making this Garden Apartment the perfect 'lock and leave' holiday home, holiday let or down-sizers dream.

The Gardens are a real feature of this property and are meticulously landscaped to take advantage of the southerly aspect and the panoramic bay views. The ground and gardens are well maintained with seating areas and terraces dotted around for the residents to enjoy. A pathway frames the front of the gardens providing additional access to grounds and the heated swimming pool and changing rooms.



### The accommodation:

Accessed by a top terrace down a short flight of steps, the garden apartment has been enjoyed for many years by the current owners as modern holiday home and holiday let which has been a delight to them and visitors alike. The apartment has its own private terrace, an ideal spot for sunbathing, bbq's, alfresco dining whilst basking in the sun amidst the tranquil setting. There is plenty of space for outdoor storage on the terrace

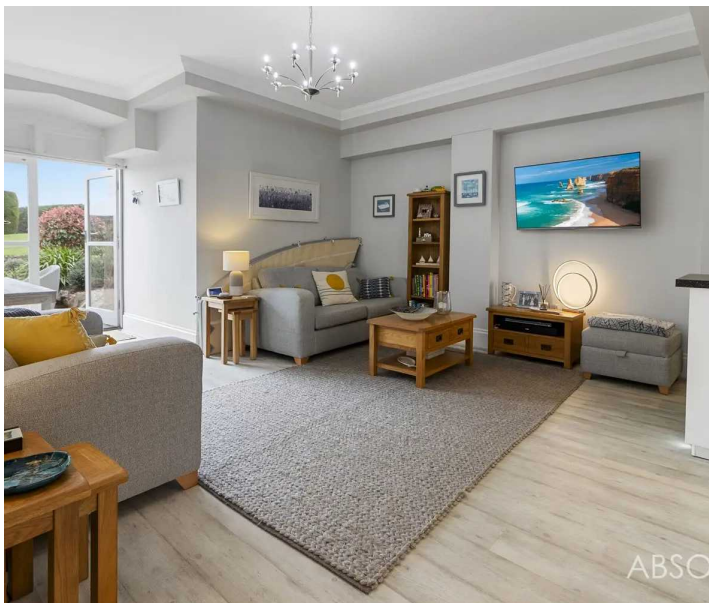
Inside the cool modern interiors and high ceilings create a lovely ambience to relax in. The large and spacious open plan layout suits modern living with a lounge/dining area and contemporary modern kitchen with an array of built in appliances and a handy peninsular for enjoying breakfast.

The bathroom suite has been tastefully updated recently, enhancing the 'turnkey' appeal of this apartment. The principal bedroom is spacious and charming and has a gorgeous outlook to the gardens through tall and wide arched windows. Inside the apartment houses an oversized storage cupboard ideal for keeping the clutter away.

### Current Maintenance charge and lease

**information:** The remainder of a 999 year lease from 2004. The residents own a share of the freehold and have appointed Carrick Johnson as the managing agents.

The monthly maintenance charge is currently £278.37 and covers the buildings insurance, ongoing maintenance of the building, grounds, gardens and facilities.



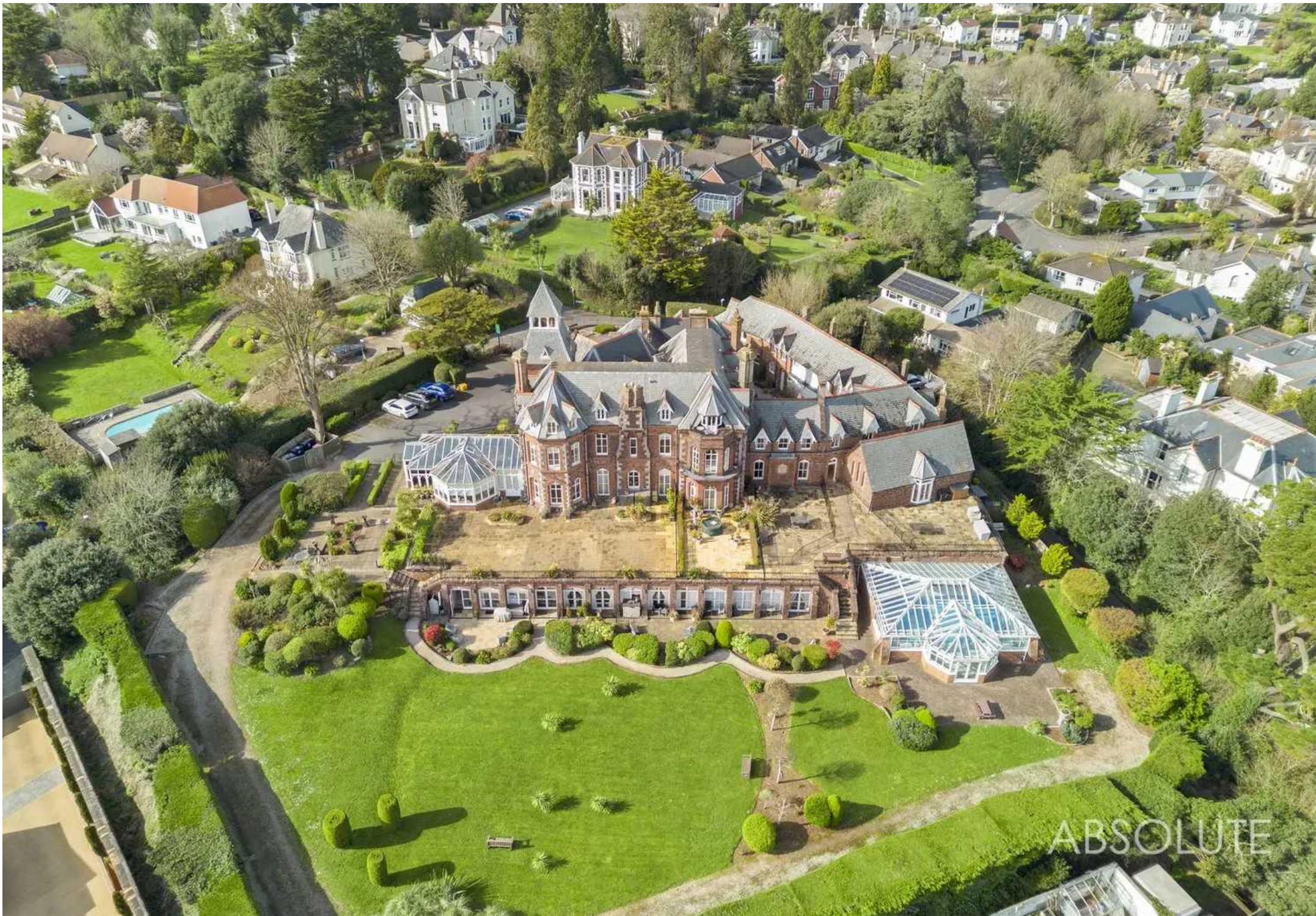
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Torquay

## The Manor House and Facilities:

The Manor House, built in 1867 (Grade II Listed) for the world famous engineer William Froude (1810-1879). He fell in love with the West Country and decided to settle in Torquay which is when he had this Gothic mansion constructed as his family home. Froude pioneered ship model research with the construction of the first experimental test tank for the Admiralty. A fact recorded by the Torbay Civic Society Blue Plaque to the left of the front door of the main building where you can see the beautiful wooden flying staircase in the entrance hall. Residents and their guests have access to an indoor heated pool, with changing and showering facilities, a well-equipped gymnasium, sauna and games area with ping pong table. This can be accessed by a secure entrance between the apartments.

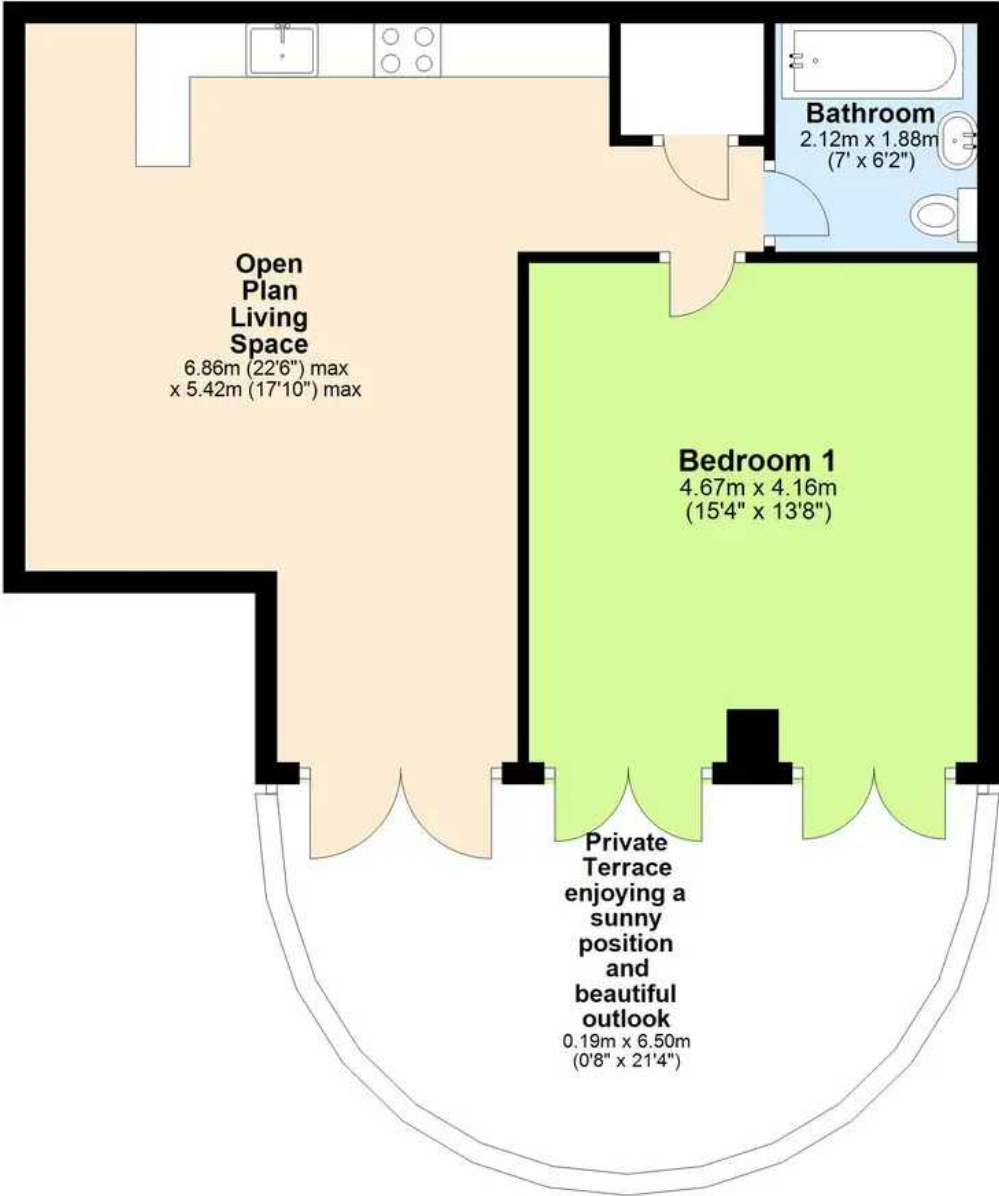




ABSOLUTE



# Garden Floor



Total area: approx. 56.6 sq. metres (609.3 sq. feet)

Approx.  
Plan produced using PlanUp.

**16 The Manor House, Torquay**





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