



30 Holme Court Lower Warberry Road, Torquay – TQ1 1QR
£220,000





30 Holme Court Lower Warberry Road

Torquay, Torquay

Sharply Refurbished Top Floor 2-Bed With Sea Views, Balcony & Garage
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Refurbished top floor apartment with lift access
- Wide open sea views over Torquay and the bay
- Southerly facing balcony with glass and chrome balustrades
- Two double bedrooms, both with built-in wardrobes
- Contemporary refitted kitchen and bathroom plus separate WC
- Gas central heating with newly fitted combi boiler
- Private garage in the residents' car park + additional non-allocated parking
- Attractive communal gardens and residents' outdoor swimming pool (seasonal)
- Share of freehold, 999-year lease from 1962
- Move-in ready with no forward chain



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The apartment is set in a sought-after position within easy reach of both Wellswood and Torquay Harbourside. Wellswood offers a popular high street with a range of independent shops, cafés, eateries and everyday amenities, while the Harbourside and Marina provide waterside restaurants, bars and leisure facilities. Torquay forms part of Tor Bay – alongside Paignton and Brixham – a naturally sheltered bay renowned for its mild climate, clean bathing waters and attractive coastline. A series of beaches and coves curve around the bay, with the South West Coast Path providing excellent coastal walks. The area is also well served for golf and other outdoor pursuits. Altogether, this refurbished top floor apartment combines a strong specification, impressive views, excellent residents' facilities and a highly regarded location – an ideal low-maintenance home or lock-up-and-leave on the English Riviera

Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road – TQ1 2JG

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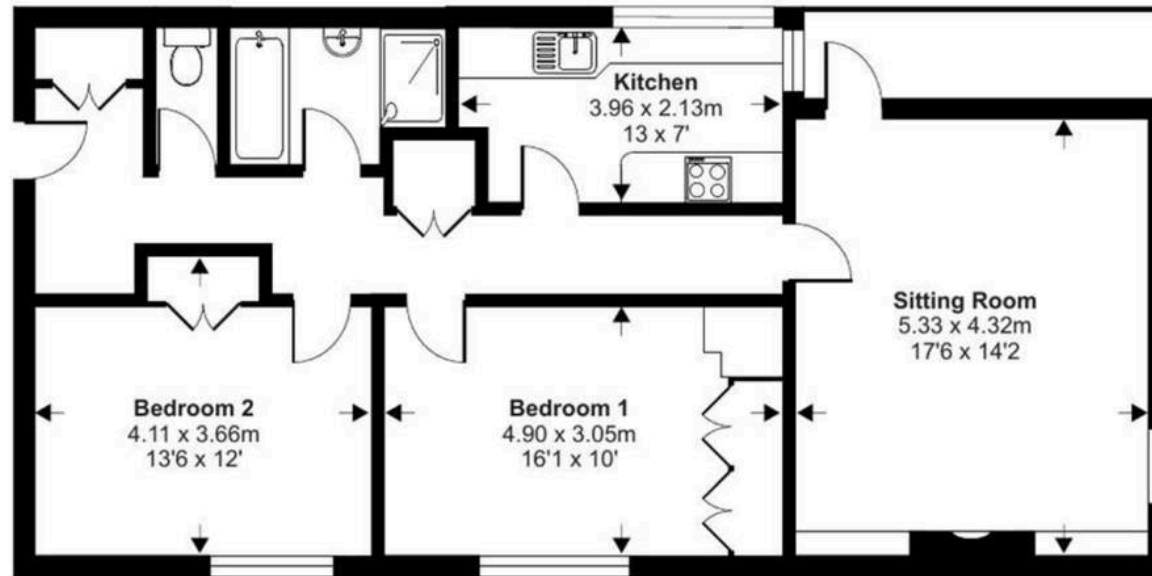
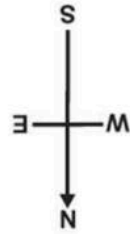
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Approximate Area = 891 sq ft / 82 sq m

For identification only - Not to scale



Seventh Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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