





## 4 Thatcher View Middle Lincombe Road

Torquay,

### **Lincombe Manor Retirement Village**

With stunning sea and coastal views, the apartment forms part of a collection of 23 coastal homes, arranged over three levels, designed for retirement living. Thatcher View is within the environment of the Lincombe Manor Retirement Village and offers a unique concept of living allowing for a completely independent lifestyle or providing a level of service tailored to individual needs. Centered around the community is the Club, open to residents and selected members, with a range of facilities for dining and entertainment. At the heart of the development is Lincombe Manor, one of Torquay's signature villas, with outside terraces for enjoyment of the tranquil environment. There are a range of facilities to support residents including dining, entertainment, on call staff and a 24/7 porter on hand for residents. For later needs, set within the wooded grounds, is a care home.



### **The Accommodation:**

A beautifully presented 2-bedroom ground floor flat which represents contemporary retirement living at its best. The luxury apartment boasts a meticulously designed and spacious open-plan living area giving access to your own private sun terrace, ideal for soaking up the stunning sea views on offer. The superbly fitted kitchen features NEFF integrated appliances, catering to both functionality and style. Each room flows simply from the spacious hallway which has the added benefit of a large storage cupboard. The principal bedroom offers the convenience of an en-suite shower room/WC, while an additional double bedroom includes an extensive range of built-in storage. There is the added benefit of a further shower room/WC with Villeroy & Boch sanitary ware.

### **Leasehold Information and Service Charge:**

The Apartment has the remainder of a 125 year lease dated 15th August 2018

The service charge and village charge combined is £7,664 per annum

The service charge includes buildings insurance, maintenance to the building, lifts and grounds. The facilities including the restaurant, bar, porters and onsite manager are covered by this cost.

The Ground Rent is £450 per annum

Council Tax Band F (24/25 £3225.23)

### **ALLOCATED PARKING**

1 Parking Space



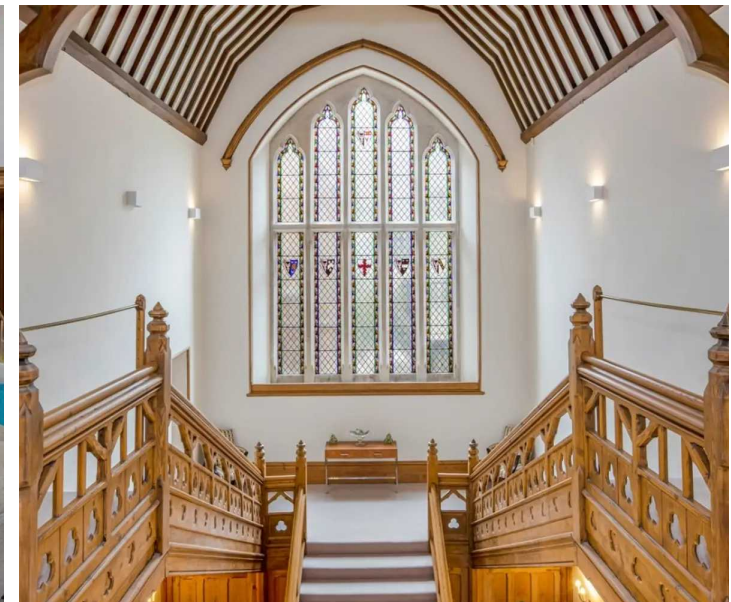
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Torquay,

## Outside

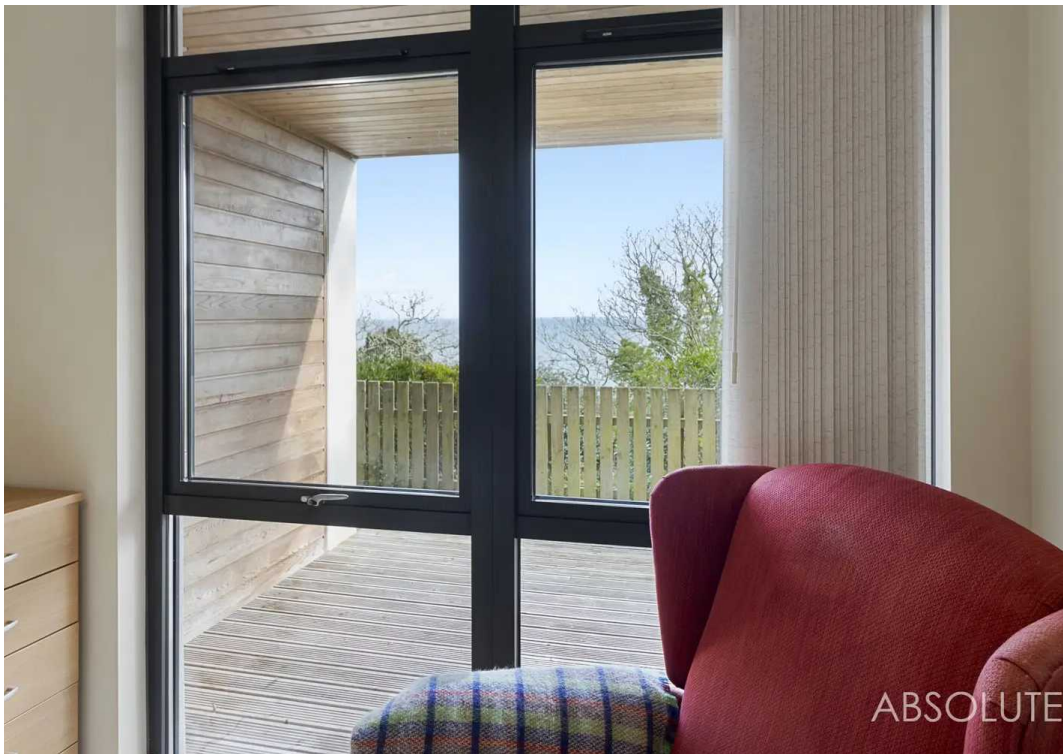
The outdoor spaces feature a communal sun terrace with lovely sea views, a lawn, and manicured gardens. The property ensures high levels of luxury and convenience for those seeking a comfortable retirement lifestyle. The property offers parking facilities, with residents also benefiting from access to a host of communal amenities, including a gym, bistro, and a residents lounge.

Crafted for the residents enjoyment, the outdoor space surrounding this property gives a sense of luxury that harmonises beautifully with the historic manor house setting. The groundskeeper's provide a well maintained setting ensuring a delightful environment for residents to relish. Embrace the tranquillity of the terrace as you gaze out over Torbay's stunning vistas or spend quality time with friends, old and new, savouring a drink.

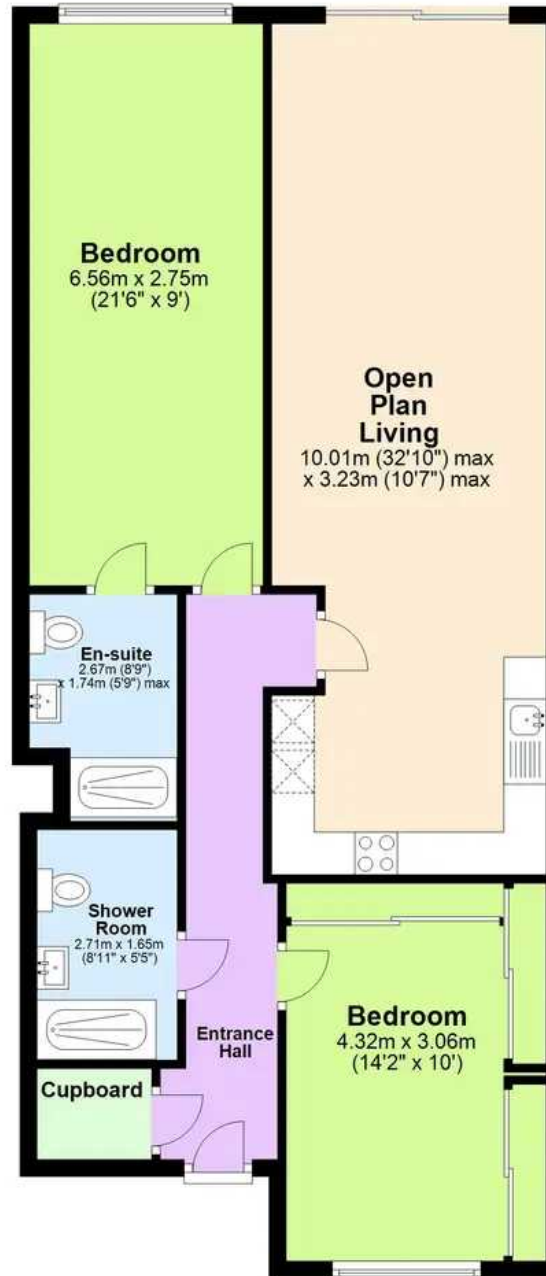




ABSOLUTE



**Ground Floor**  
Approx. 81.6 sq. metres (878.2 sq. feet)



Total area: approx. 81.6 sq. metres (878.2 sq. feet)

Approx  
Plan produced using PlanUp.





## Absolute Sales & Lettings

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