The Penthouse, Queens Quay

Victoria Parade, , Torquay, Devon, TQ1 2BB

Bettesworths

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Coastal Penthouse Apartment with Panoramic Sea & Harbour Views
Extensive Open Plan Principal Living Space
Five Bedrooms all En-Suite
Secure Lift Access Directly into the Apartment
Extensive Wrap-Around Terrace & Double Garage

LOCATION
Perfectly positioned in the vibrant waterside location, this unique home presents a true lifestyle in the very heart of the English Riviera. Within a short saunter are mooring facilities at MDL Marina, host of waterside bars and restaurants, and sea front promenade passing the Princess Theatre toward Torquay's flagship Torre Abbey Sands Beach and Torre Abbey meadow.

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

DESCRIPTION
Unparalleled panoramic sea and harbour views are encompassed from this Penthouse Apartment, which crowns one of Torquay's most iconic buildings set in a prime position on Torquay's harbourside. A secure lift takes you directly into the apartment, affording commodious living space of circa 3,000 sq ft, with an extensive wrap-around roof terrace spanning from the south-west to the north-east. The views are simply breathtaking, with the tranquil waters of the inner harbour, Strand, and clocktower in the foreground, to the wider sea of Tor Bay beyond and surrounding hillsides.

Ref No: 5401

£650,000 Leasehold

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The accommodation briefly comprises:-

From the communal entrance, secure lift access rises directly into the penthouse.

SPACIOUS RECEPTION HALL

SITTING/DINING ROOM
A triple aspect with three sets of French doors and picture windows linking the extensive terrace wrapping around three elevations encapsulating the unrivalled views over Torquay's inner harbour, marina, and wider Tor Bay beyond, with the Strand and clock tower in the foreground, beautiful St Johns Church, stretching around to the Warberries and Lincombes hillsides.

KITCHEN
A solid granite breakfast bar separates the kitchen, with matching granite work tops, comprehensive range of units which includes an island with sink, and two further sinks for preparation. Three windows provide easterly light, and views towards the Lincombes and Warberries hillsides.

UTILITY
Providing ample space for white goods and cupboard housing the immersion cylinders and deep linen cupboard.

BEDROOMS & BATHROOMS
The Penthouse would comfortably afford a **5 BEDROOM**, **5 EN-SUITE DESIGN**, currently having two bedrooms combined to provide a suite. The primary bedroom suite commands fine sea views, and a **BALCONY**. To the rear of the apartment is the service access with **CLOAKROOM,** secondary lift and staircase.

GARAGE PARKING
The Penthouse benefits from a double garage, adjacent to the rear service access, positioned beneath 14 Park Lane. The garage has a single width remote door and side window. We understand the garage will be on a separate sub-lease, with terms to be agreed between the acting solicitors.

GENERAL INFORMATION

TENURE
Leasehold. 999 years (less 15 days) from 14th March 1986.

PROFESSIONAL MANAGEMENT
Larchfield Asset Management, Torquay.

SERVICE CHARGE
1st January 2025 – 21st December 2025 - £1,995.40. We understand the Penthouse has a 4% liability on general building costs, and full repairing liability on their own structure.

GROUND RENT
£50 per annum up to 2054, rising to £75.

LETTING
Shorthold Tenancies and holiday letting are both permitted.

ACCESS
Lift and stair access to penthouse level.

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HEATING
Gas central heating.

SERVICES
Mains electric, gas, water & drainage.

PETS
Permitted with consent.

MOBILE & BROADBAND
We are advised that Standard & Ultrafast Broadband is available in the area via Openreach, with indoor mobile signal limited (according to the Ofcom website).

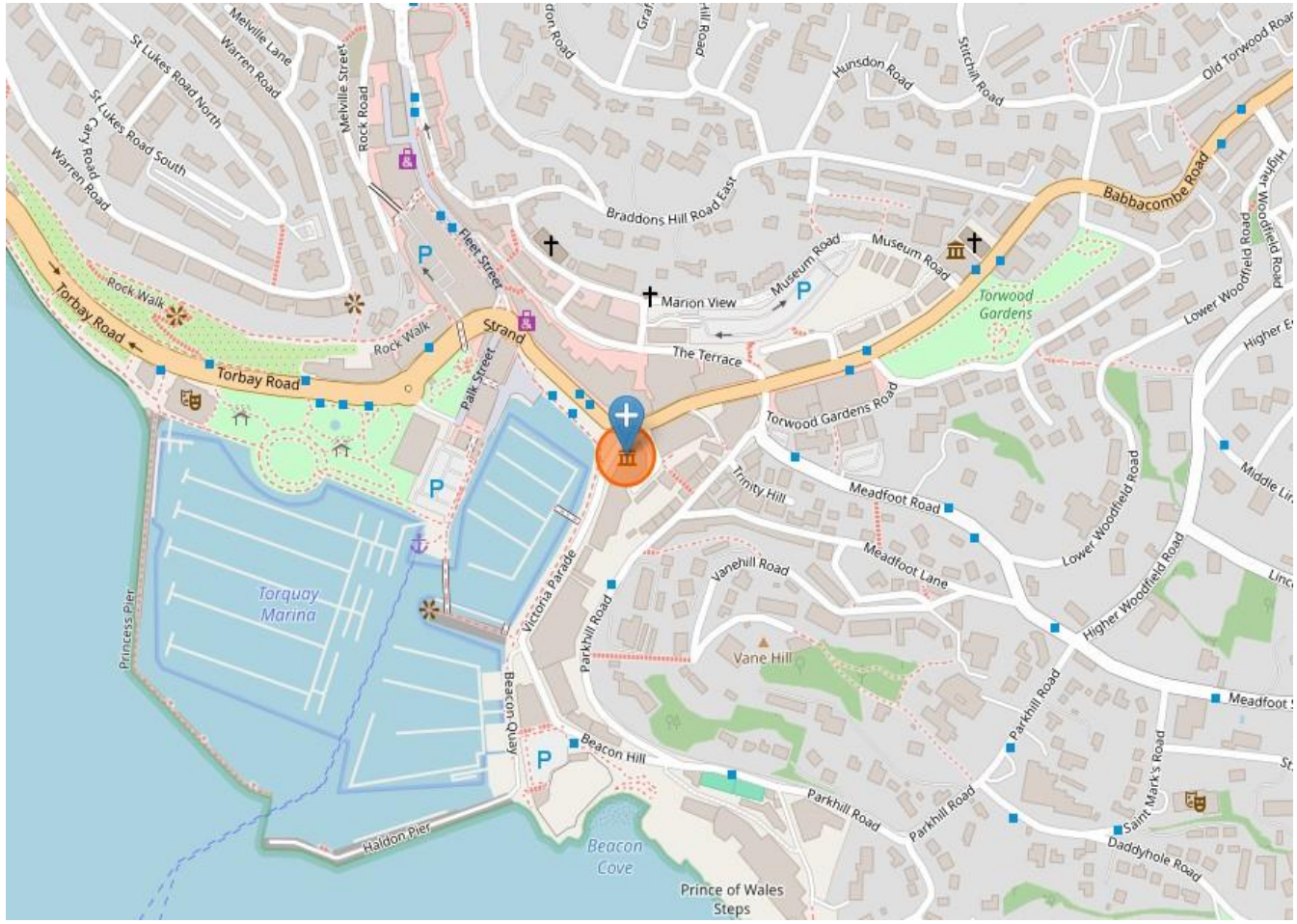
COUNCIL TAX BAND E

EPC RATING D

VIEWING
Viewing is highly recommended and can be arranged by prior appointment with the Joint Agents.

BETTESWORTHS
Tel. 01803 212021

JOHN LAKE
Tel. 01803 328899



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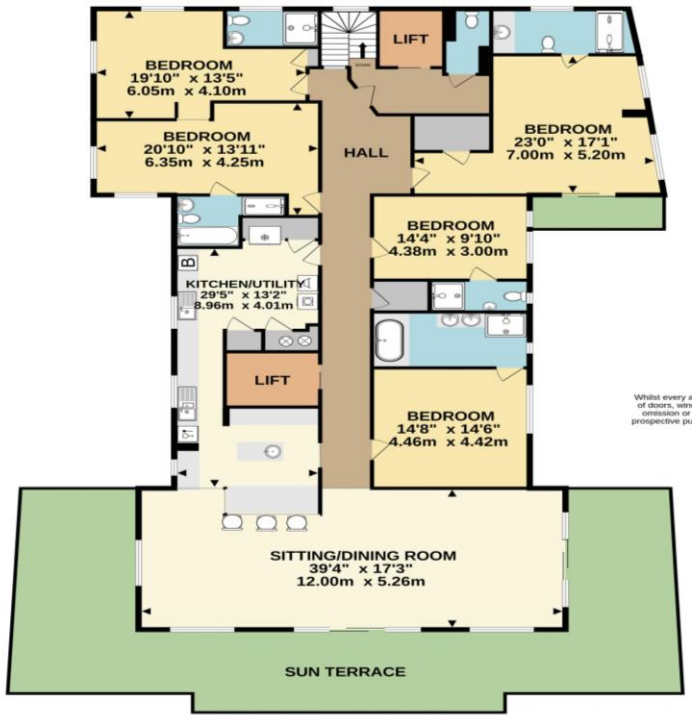
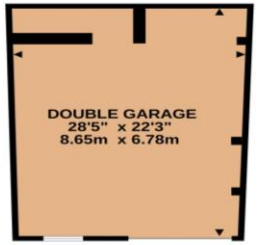
PENTHOUSE
2996 sq.ft. (278.3 sq.m.) approx.



DOUBLE GARAGE
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 3588 sq.ft. (333.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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