

JOHN COUCH
THE ESTATE AGENT

23 The Atrium Higher Warberry Road
Torquay Devon
£225,000 Leasehold



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£225,000 Leasehold

A beautifully appointed top-floor apartment, cleverly reconfigured to create two bedrooms, with a sea view, peaceful balcony and stylishly designed interiors

Entrance hall ■ Kitchen ■ Living/dining room
2 bedrooms ■ Shower room ■ Balcony
Allocated parking ■ Communal gardens

FOR SALE LEASEHOLD
Occupying the top floor of this distinctive development, the apartment is beautifully presented and has been thoughtfully reconfigured to create a particularly appealing two-bedroom home. Clever design and careful attention to detail have made excellent use of the available space, resulting in an apartment that feels both stylish and exceptionally well thought out.

The Atrium is an unusual and attractive development, comprising just 23 apartments arranged around a dramatic central atrium. Instead of conventional enclosed communal corridors, the access walkways are open to the atrium itself, creating an architectural feature that gives the building a character rarely found in apartment developments. The apartment is approached by either lift or stairs and occupies a private position on the top floor.

Inside, the accommodation has been comprehensively considered by the current owner. Originally designed as a one-bedroom apartment, it has been cleverly adapted to provide two bedrooms without compromising the sense of space. Both bedrooms open directly onto the balcony, creating a lovely connection between the living accommodation and the outside.

Sheltered and peacefull, the balcony looks towards the established trees surrounding this mature residential setting, creating a calm and private place to sit outdoors. From the living room, there is also a pleasant outlook towards the sea, adding another dimension to the apartment's position.

The kitchen has been redesigned specifically to make the most of its compact proportions. It is exceptionally well planned, with an impressive amount of storage and range of integrated appliances, while the overall finish is clean, contemporary and in keeping with the quality of the rest of the apartment.

The shower room has also been thoughtfully updated, with the original bath removed to create a beautifully appointed walk-in shower area. Elsewhere, a dedicated utility cupboard houses the washing machine, discreetly keeping practical elements of everyday living out of sight. This cupboard also houses the recently installed Glow-worm combi boiler.

Throughout, the apartment has been presented with considerable care. A calming palette of colours, carefully chosen finishes and an absence of wasted space combine to create a home that feels polished, comfortable and remarkably easy to live in.

VIEWING BY APPOINTMENT ONLY

LOCATION
Higher Warberry Road occupies a well-established residential setting within the sought-after Warberries area of Torquay, close to Wellswood and within easy reach of the town. Mature surroundings, the proximity of the sea and the convenience of local amenities combine to make this a particularly desirable part of Torquay.

Wellswood has a strong village atmosphere, with independent shops, cafés and restaurants together with the parish church of St Matthias. Kents Cavern, Ansteys Cove and Meadfoot Beach are also close by, while Torquay's harbour, marina and seafront are readily accessible, providing a wider choice of restaurants, cafés, shopping and leisure facilities.

SERVICES
Mains water, gas, electricity and drainage are connected, subject to the usual statutory regulations. Gas-fired central heating with radiators.

CONNECTIVITY
Torquay is well connected for travel beyond the town. Torquay railway station provides direct services to London Paddington, with Newton Abbot providing access to the wider intercity network, including services towards Bristol and the North of England. By road, the South Devon Highway provides a direct connection to the A380 and onwards to Exeter and the M5 motorway. Exeter is also within easy reach for its shopping, cultural and leisure facilities, while Exeter Airport provides domestic and international connections.

CURRENT MAINTENANCE/LENGTH OF LEASE £3000 per annum, 999 year lease from 01/01/2003, lease expiry date 01/01/3002, 976 years remaining. Residents own a share of the freehold.

NOTE Pets are not permitted at this development. AST letting is permitted, holiday letting is not allowed under the terms of the lease.

CURRENT PROPERTY TAX BAND D (Payable 2026/2027 £2456.99)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)















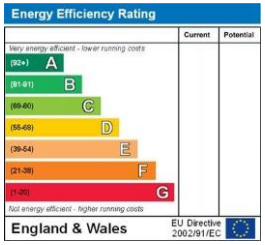




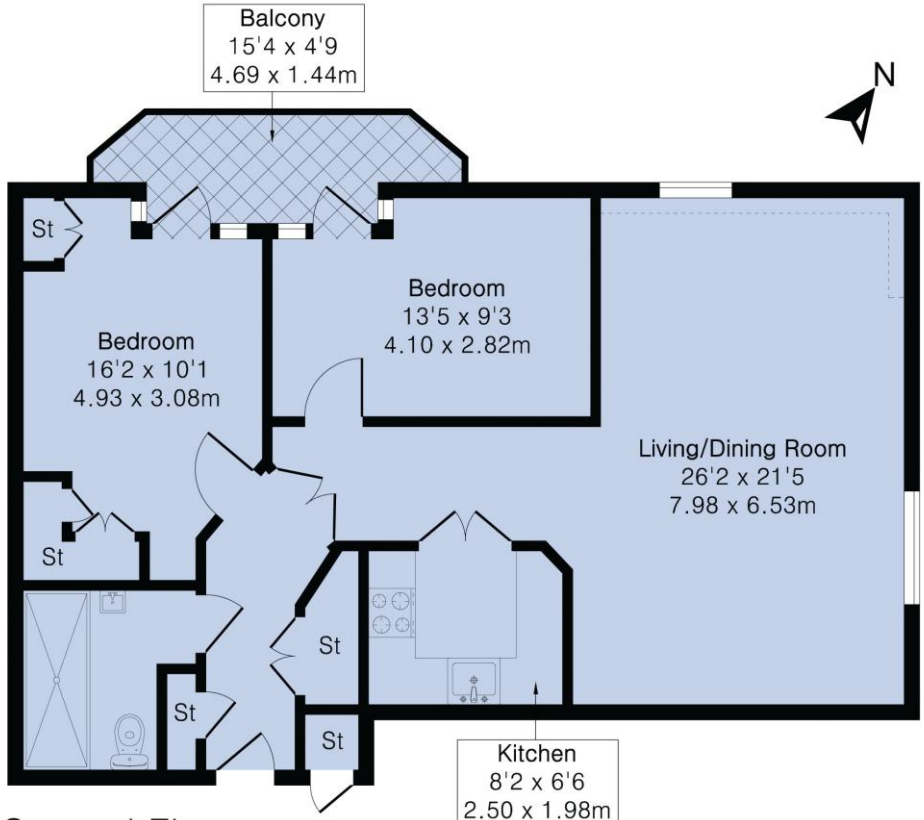



BURGH ISLAND





Approximate Gross Internal Area 818 sq ft - 76 sq m



Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Whilst every effort has been made to ensure the accuracy of the floor plan 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.

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