



Imperial Court





# Imperial Court

Park Hill Road, Torquay, TQ1 2EP

Exeter 24 miles Dartmouth 12 miles Totnes 10 miles

## A luxury apartment with panoramic sea-views.

- Panoramic Sea-view
- Secure Parking
- Double Bedrooms
- Tenure: Leasehold (93 Years Remain)
- Council Tax Band: G
- Private Balcony
- Modernised Kitchen & Bathrooms
- Storage Throughout
- EPC: C
- Utilities: Mains

## Asking Price £285,000

Occupying a truly exceptional frontline position, this second-floor apartment at the prestigious Imperial Court enjoys breathtaking, uninterrupted sea views across Torbay. Believed to be among the closest residential buildings to the water in the area, the property offers a unique coastal lifestyle, where the ever-changing outlook and soothing sound of the waves create a wonderfully tranquil atmosphere. A generous south-facing sun terrace and principal rooms take full advantage of the spectacular panorama, stretching across the bay towards Brixham and Berry Head.

The apartment provides well-proportioned accommodation, ideally suited as a permanent residence, holiday retreat, or luxurious weekend escape on the English Riviera. At its heart is a spacious sitting and dining room, flooded with natural light from a picture window and French doors opening onto the full-width balcony. The adjoining modern kitchen is fitted with a comprehensive range of units and appliances. It benefits from double glazing, central heating, and excellent built-in storage throughout.

There are two generous double bedrooms, both enjoying wardrobe space and private en-suite facilities. The principal bedroom is particularly impressive, featuring stunning sea views from its large windows, allowing you to wake each morning to the sight of Torbay. The second bedroom is equally well-proportioned and benefits from its own en-suite bathroom, making the layout ideal for visiting family and guests. Both bathrooms are recently modernised, with accessible facilities and practical storage.

Imperial Court is perfectly positioned within easy walking distance of Torquay's picturesque harbourside, where an excellent selection of waterside restaurants, cafés and bars can be enjoyed. The yacht marina, theatre, and many of the town's leisure amenities are also close at hand, while the popular swimming spot at Beacon Cove is located directly below the apartments. Along with secured and covered allocated parking.







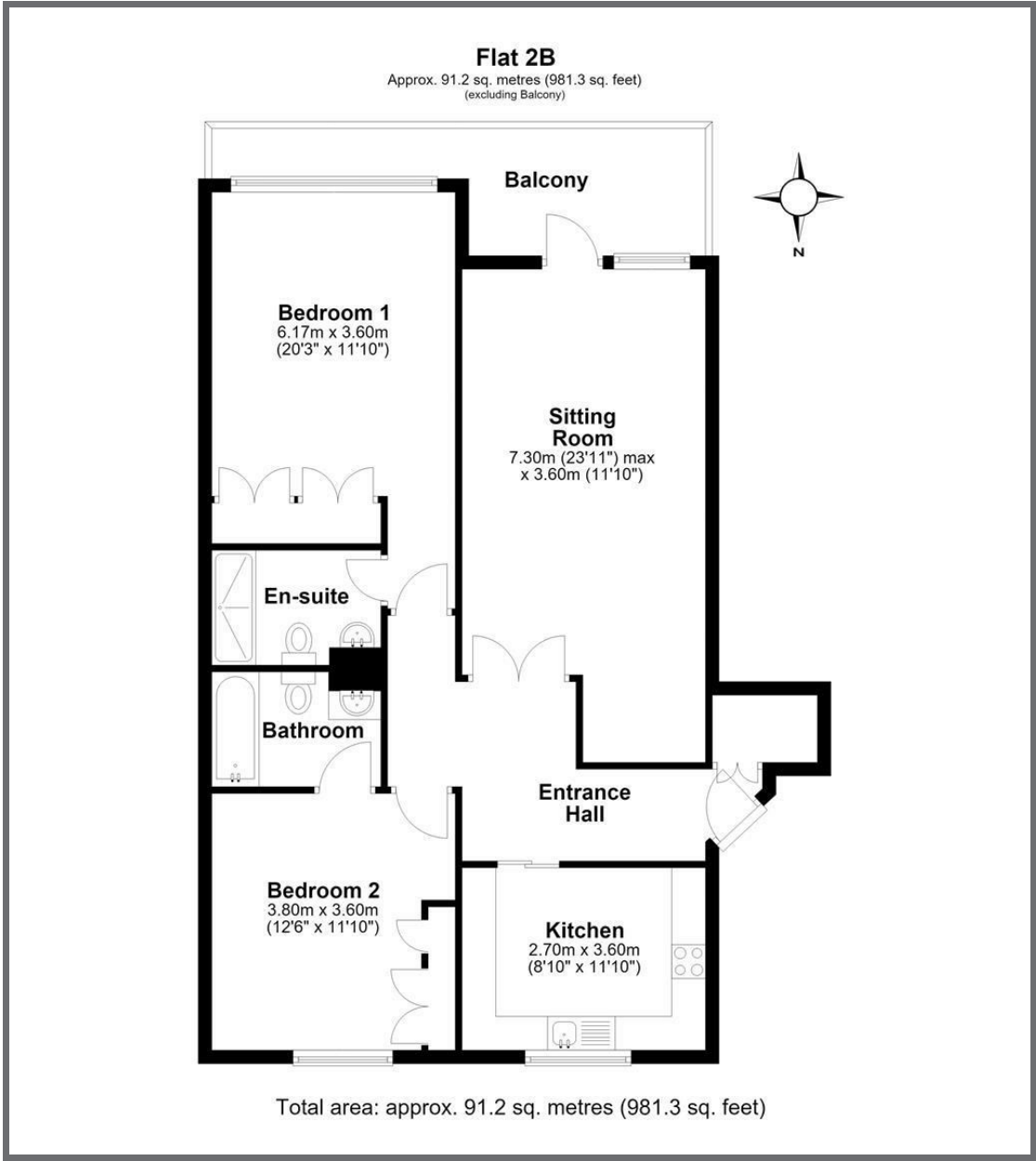


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| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            | <b>74</b> |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           | <b>74</b>                                                                                                   |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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