



7 Sovereign House, The Terrace, Torquay

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7 Sovereign House, The Terrace, Torquay,
TQ1 1DE

£495,000 **Leasehold**

**GRADE II LISTED ■ RECEPTION HALL ■ CLOAKROOM ■ SITTING/DINING ROOM
■ KITCHEN/BREAKFAST ROOM ■ MASTER BEDROOM EN-SUITE ■
2 FURTHER DOUBLE BEDROOMS ■ BATHROOM ■ SECURE ALLOCATED
PARKING SPACE ■ OUTSTANDING SEA & HARBOUR VIEWS**

A superb LUXURY APARTMENT located in a charming Listed Building and enjoying direct views over the inner and outer harbour, Yacht Marina and Tor Bay with the coast beyond. The property has an excellent south facing elevation, ideal for the yacht or boat owner enjoying sports and marine activities with the advantage of waterside restaurants, theatre and the rail station all within easy walking distance.

The property affords spacious rooms with a very bright aspect and has been beautifully maintained. The quality interior fittings, carpets and furniture are all available to any interested party.



Approach - A security operated entrance door opens to the ELEGANT COMMUNAL HALL with lift and stair access rising to the Second Floor where a private door opens to the:-

Reception Hall - Secure telephone door entry system to the communal entrance, cornice work to ceiling, recessed ceiling lights, radiator, storage cupboard and further cupboard housing the consumer unit.

Cloakroom - Roca suite of close coupled WC and wash hand basin. Tiled floor, radiator and extractor fan.

Sitting/Dining Room - 26' 8" x 17' 1" (8.14m x 5.2m) - A bright and spacious room with three sash windows to the front elevation enjoying outstanding views over the harbour and Yacht Marina to the sea at Tor Bay. Ceiling cornice work and matching ceiling rose, two radiators and feature fireplace.

Kitchen/Breakfast Room - 12' 7" x 10' 3" (3.84m x 3.1m) - Fitted with a range of units and granite working surfaces with matching upstands and inset sink unit. Fitted oven and grill, Neff five-ring gas hob with extractor hood over, integrated Neff dishwasher, washing machine and fridge/freezer. Cupboard housing the gas fired boiler and hot water cylinder. Cornice work to ceiling, radiator and sash window to the rear elevation.

Master Bedroom - 16' 4" x 16' 4" (5.0m x 5.0m) - Two sash windows to the front elevation, again enjoying the harbour and sea views, cornice work to ceiling with matching central ceiling rose, two radiators and door to:-

En-Suite - Large shower cubicle, wash hand basin and WC with concealed cistern. Part-tiled walls in a mosaic design, chrome ladder style heated towel rail, inset ceiling downlighters, tiled floor and extractor fan.

Bedroom 2 - 14' 1" x 11' 5" (4.3m x 3.5m) - Sash window to the rear elevation, cornice work to ceiling and radiator.

Bedroom 3 - 12' 1" x 8' 2" (3.7m x 2.5m) - Sash window enjoying the magnificent sea views, cornice work to ceiling, radiator, television and telephone.

From the Reception Hall steps lead down to a further hallway with storage cupboard with shelving. Door opens into the:-

Bathroom - Roca suite of free standing cast iron bath with central free standing shower attachment taps, pedestal wash hand basin and close coupled WC. Part-tile walls, chrome Victorian style heated towel rail, inset ceiling downlighters, tiled floor, extractor fan and sash window to the rear elevation.

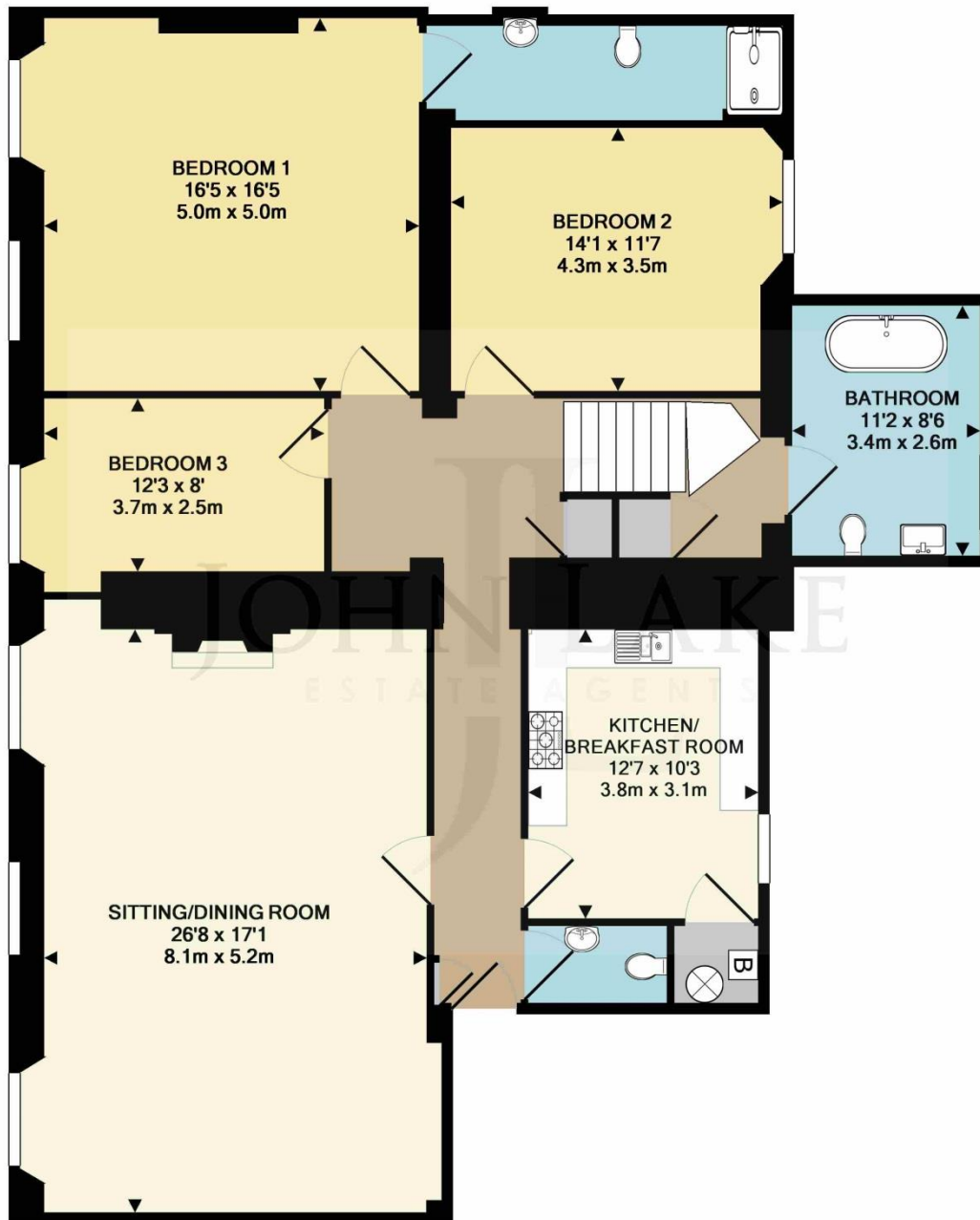
Allocated Parking Space - Situated to the rear of the apartment through secure electric gates from Montepellier Road. Residents door gives access into the back of the building via the first floor landing where the lift rises to No.7.

Length of Lease - 999 years from 1 July, 2006 and share of Freehold.

Maintenance - £2,060 per annum.

Council Tax Band - 'E' (Torbay Council).

Directions: Sat Nav: TQ1 1DE. From Torquay harbourside take the Torwood Street exit at the Clock Tower then turn left at the traffic lights into The Terrace. Sovereign House is seen on the right hand side just past the car park turning. There are both steps and lifts access down to the harbour from The Terrace.



IMPORTANT: John Lake would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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