



23 HYPERION, UNDERHILL ROAD, LIVERMEAD, TORQUAY, TQ2 6SL

ASKING PRICE OF £324,950 LEASEHOLD

Pincombe's  
estate agents





### **AN IMPRESSIVE LUXURY PENTHOUSE APARTMENT ENJOYING SEA VIEWS AND WITHIN WALKING DISTANCE OF THE SEA/BEACH FRONT**

**This exceptional Penthouse Apartment is presented for sale in stunning order with elegant décor complimenting the light and good size accommodation. Featuring electric underfloor heating in the En-Suite and Bathroom, wooden floors throughout, gas central heating and a surround sound system in the Lounge, the Apartment offers quality living in a coastal location. The accommodation comprises large open Hallway with 2 useful storage areas, Lounge/Diner with doors opening onto a Balcony which enjoys a pleasant outlook over the gardens and out to sea, Fitted Kitchen, 2 Bedrooms, one with an En-Suite Shower Room, Loft area which has been partly boarded and Bathroom. Outside, the communal gardens are beautifully maintained and presented for the enjoyment of the residents, and Apartment 23 benefits from a parking space in the Undercover Garage.**

**Hyperion is situated in an enviable position, within a short walking distance to Livermead Sands and Torquay sea front, with the vast open greenspace of Torre Abbey Meadows and a good selection of waterside restaurants also situated close-by. Local amenities including a Co-operative, Post Office and Hairdressers are situated approximately half a mile away at Roundhill Road. There are a range of travel and commuting links closeby with Torquay Railway Station, Bus and Coach services and easy access to the A380 and South Devon Highway to the M5 and beyond.**

**An early appointment to view is highly recommended.**



## The Accommodation Comprises:

**COMMUNAL ENTRANCE** Lift to all floors.

### TOP FLOOR

**LANDING** Door with intercom security into:

### APARTMENT 23

**LARGE OPEN HALLWAY** Radiator. Coved ceiling. Inset spotlights. 2 x Deep built-in storage cupboards with shelving and light. Hatch and pull-down ladder to **PARTLY BOARDED LOFT SPACE** with light.

### **LOUNGE/DINER 19'10" x 19'5" (6.04m x 5.93m) Max**

A lovely, light and open living space. 4 x UPVC double glazed windows with views over the gardens and out to the sea. Coved ceiling. Inset spotlights. Radiator. Feature wall hung fireplace suite with decorative pebbles. T.V. aerial point. Wired for surround sound. UPVC double opening doors out to:

**BALCONY** Enclosed by a metal balustrade with exterior light and space for a bistro table and chairs. Enjoying a delightful view over the lawned gardens and out to sea.

**KITCHEN 9'4" x 8'11" (2.84m x 2.72m)** Worktops with inset sink, drainer unit and mixer tap over. Range of light-coloured storage cupboards and drawers with integrated appliances including dishwasher and fridge. Matching range of eye-level units. Built-in dual oven and microwave. Stoves gas hob with brushed stainless





steel extractor hood over. Part tiled walls. Telephone point. Coved ceiling. Inset spotlights. UPVC double glazed window overlooking the garden. UPVC double glazed window enjoying sea peeps.

**BEDROOM 12'4" x 9'8" (3.75m x 2.94m)** UPVC double glazed window overlooking the garden. Built-in wardrobes with mirror fronted sliding doors. T.V. aerial point. Radiator. Inset spotlights. Door into:

**EN-SUITE SHOWER ROOM** Comprising a fully tiled shower cubicle with shower and glazed folding door. Pedestal wash basin. Close couple W.C. Electric underfloor heating. Extractor fan. Inset spotlights. Coved ceiling. Part tiled walls. Chrome ladder style heated towel rail/radiator.

**BEDROOM 19'3" x 9'8" (5.86m x 2.94m)** UPVC double glazed windows to 3 sides, enjoying views over the garden and sea peeps. Inset spotlights. Coved ceiling. Built-in wardrobes with mirror fronted sliding doors. T.V. aerial point. Telephone point. Wall hung fireplace suite with decorative pebbles.

**BATHROOM 7'1" x 5'7" (2.17m x 1.69m)** Suite comprising panelled bath with mixer tap and shower attachment. Vanity unit with inset wash basin and storage cupboards beneath. Close coupled W.C. Electric underfloor heating. Tiled floor. White ladder style heated towel rail/radiator. Part tiled walls. Extractor fan. Inset spotlights. Coved ceiling.





**OUTSIDE** The block is approached via security gates and a wide driveway leading to Visitors Parking and **UNDERCOVER GARAGE** of which Apartment 23 has an allocated space. There are raised planted borders providing an attractive entrance to the block. The communal gardens to the sides and rear of the block are superbly maintained and presented, with lawns and borders planted with palm trees and a variety of bushes, shrubs and flowers. Lovely sea views are enjoyed from the privacy of the gardens.

**ADDITIONAL INFORMATION:**

COUNCIL TAX BAND: E

MAINTENANCE: £1870.00 per annum

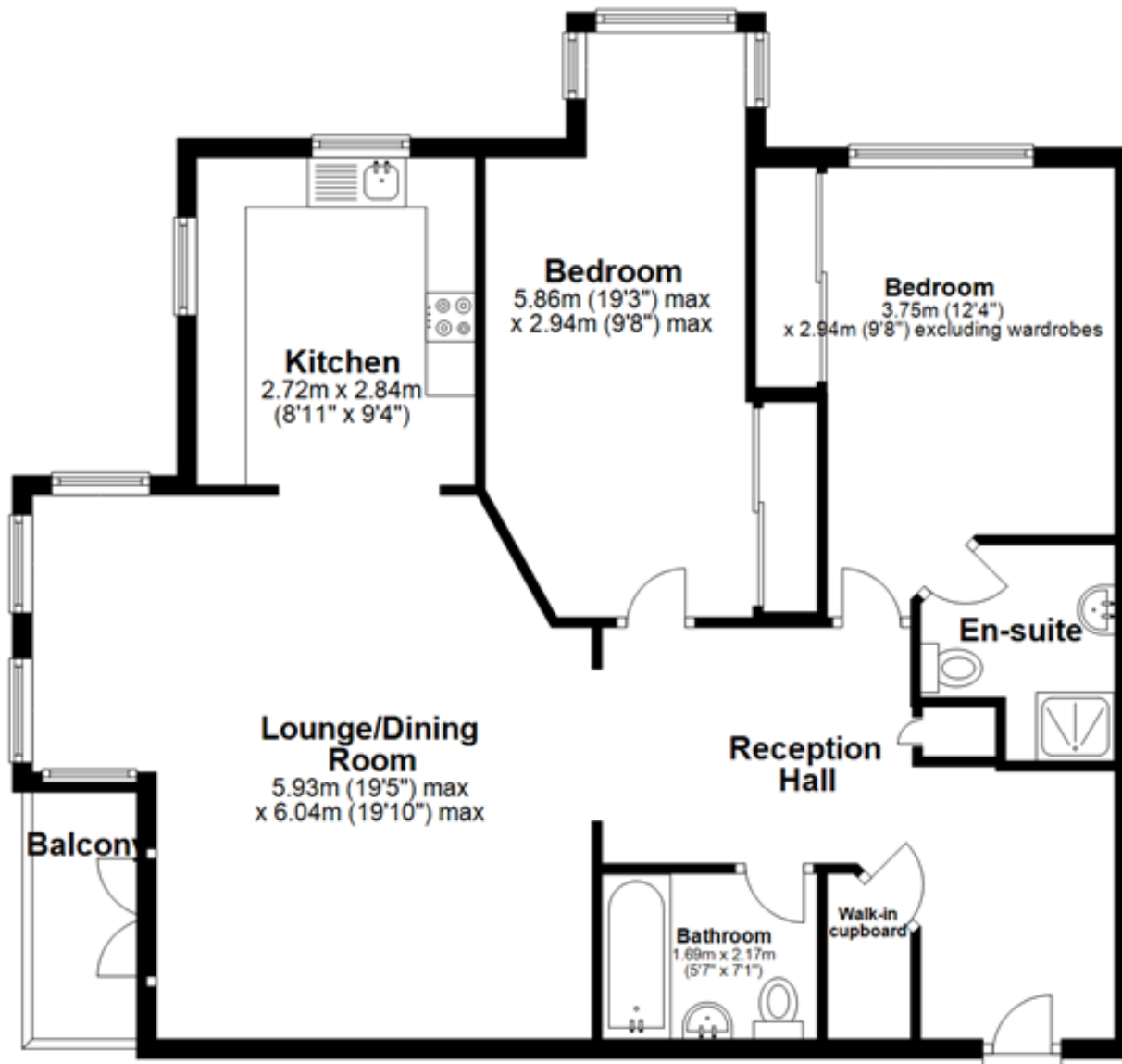
APARTMENT 23 HAS A SHARE OF THE FREEHOLD

WATER METER

FULLY CENTRALLY HEATED



## Floor Plan



## 23 Hyperion, Torquay

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		