



Flat 4 St Helens, Higher Erith Road, Torquay – TQ1 2NQ
£300,000





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Torquay

St Helens represents a rare opportunity to acquire a luxury apartment within one of Wellswood's most exciting residential developments.

Combining the elegance of a Victorian residence dating from approximately 1850 with the clean lines and efficiency of contemporary construction, St Helens has been comprehensively transformed to create an exclusive collection of just seven apartments. The development successfully blends period character with modern design, offering buyers the best of both worlds.

The original Victorian building has been carefully renovated and converted into a selection of spacious apartments, whilst three newly constructed apartments provide contemporary accommodation designed to complement the existing architecture.

Finished to a high specification throughout, all apartments benefit from between 2-3 bedrooms, 1-2 bathrooms, allocated parking, EV charging, lift access, attractive communal gardens and the reassurance of a 10-year ABC building warranty.



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Higher Erith Road occupies a highly regarded position within Wellswood, one of Torquay's most sought-after residential districts. The vibrant Wellswood village centre is within easy reach and offers an excellent range of independent shops, cafés, restaurants, public houses, a delicatessen, pharmacy and everyday amenities. The area enjoys a strong sense of community whilst remaining close to the coastline and town centre. Some of Torquay's most scenic coastal attractions are nearby, including Meadfoot Beach, Hope's Nose and Anstey's Cove, all offering beautiful walks, swimming, paddleboarding and spectacular coastal views. The South West Coast Path is easily accessible, providing miles of stunning walking routes around Tor Bay. Torquay Harbour, Marina and seafront promenade are also within easy reach, offering waterfront restaurants, cafés and leisure facilities. The area is well served by public transport, whilst Torquay Railway Station provides direct connections to Exeter, Bristol and London Paddington. The nearby A380 offers convenient access to Exeter, the M5 and beyond. The combination of coastal lifestyle, excellent amenities and strong transport links continues to make Wellswood one of South Devon's most desirable locations.

Council Tax band: TBD, estimated to be band C or D

Tenure: Leasehold, 999 year leases, service charge £2,400 per annum





ABSOLUTE