



Flat, 2 Old Foundry Ct, Fore Street, Brixham, Devon, TQ5 8DZ  
Leasehold - Share of Freehold Apartment  
Price Guide £280,000

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One of just three apartments converted in 2008 from a large sail loft a few metres away from the vibrant waterfront and Brixham's deep water harbour. Tucked away behind an electronic gate with secure parking space. Close to hand are a terrific choice of restaurants, cafés, pubs and central shops. A wonderful location in which to enjoy harbour life with lovely walks along the water's edge.

Old Foundry Court offers spacious and stylish living with generously proportioned accommodation. The apartment would make a fine holiday home or a great "lock it and leave" Brixham base. The current owner has, over the last 4 years, upgraded and modernised the apartment even further creating a highly desirable central stylish property.

The apartments are approached via remotely operated gates just off the harbour end of Fore Street. There is a separate gate for pedestrians from Paradise Place at the rear of the development. Both lead into the courtyard and there is the door for the three apartments with a secure entry system. Flat 2 can be found on the first floor.

The Master Bedroom has a newly installed en-suite shower room. The contemporary, open plan kitchen and living area provides a great space for entertaining in this spacious apartment. The quality of fit and finish is high, with brushed steel socket and light switches, solid granite worktops in the kitchen including a range of integrated appliances. The benefits of modern construction are continued throughout with features such as full double glazing (installed approximately 4 years ago) and gas central heating making for a low energy consuming, economical to run property.

The property benefits from a second bathroom which was also recently replaced with a stylish contemporary suite adding to the overall appeal of the property and making it perfectly capable of accommodating a full house.

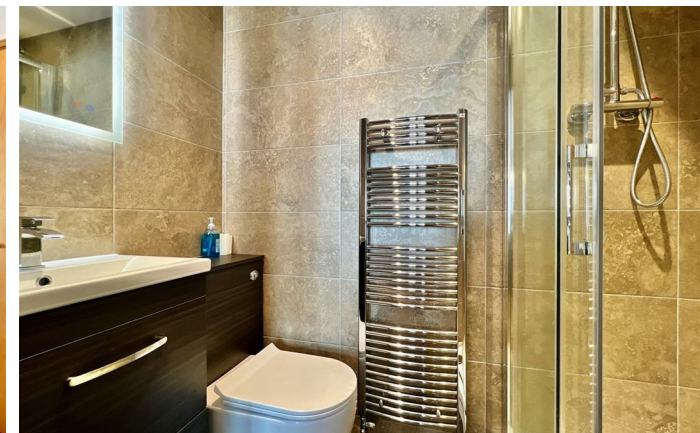
The apartment is leasehold (with share of freehold). Lease term 999 years from 1st December 2007. Service Charge for the year 2024 - £2328.48. Seller has paid first 6 months (£1164.24).

**Council Tax Band: C**



- Price Guide £280,000 - £290,000
- Stone's Throw From The Harbour's Edge
- Exclusive Gated Development
- Ideal Centrally Located Home Or Lock & Leave Base

- First Floor Apartment
- Parking Space In Secure Gated Area
- 2 Spacious Double Bedrooms (1 With Ensuite)
- Gas Central Heating & Double Glazing Throughout

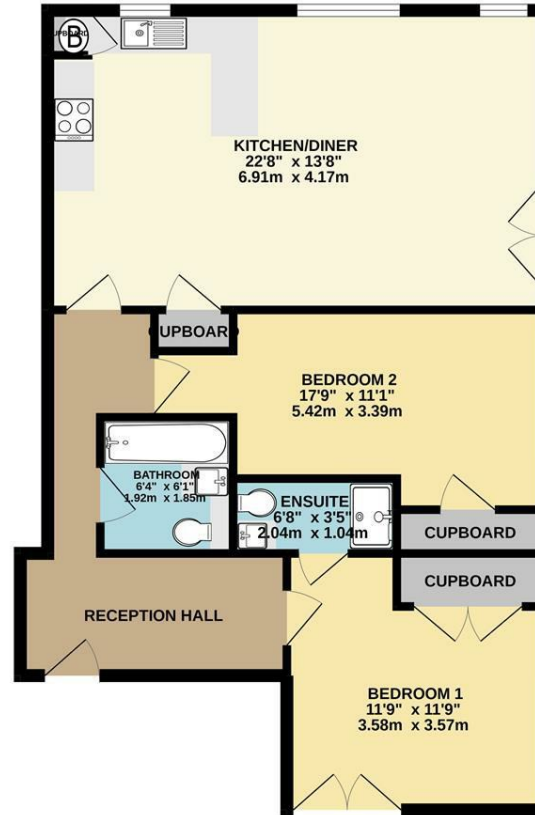


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GROUND FLOOR  
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Current EPC Rating: B

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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