



3 Nut Tree Court Milton Street, Brixham, Devon, TQ5 0EG  
Leasehold Flat - Purpose Built  
Asking Price £139,950

**boyce**brixham  
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CHAIN FREE light and bright ground floor apartment set within a popular and smart purpose built block. Situated in a desirable and broadly level area of Brixham, near to St Mary's Square. Close by is a local convenience store with post office within, and various eateries, a pub, hairdressers and laundrette are all to hand. Milton Street has the benefit of a regular bus service which can be used to commute back into Brixham, and then beyond to Torbay's other towns including Paignton and Torquay, or can be used to travel to the South Hams including Dartmouth connected via a ferry in Kingswear. Vehicular access in and out of Brixham is also very easy.

The property can be entered via the communal entrance from the parking area via a few steps or alternatively via the front terrace with only one step to the platform and one in. The main living room is very spacious and enjoys a lovely open aspect over the characterful village setting including a pretty thatched cottage opposite. The kitchen is a good size with good amount of work top space and a large window overlooking the rear. There is a spacious front facing bedroom and a bathroom comprising of a bath with shower over, sink and WC. The apartment also boasts a covered balcony enjoying a southerly aspect. There are communal gardens, allocated off road parking and ample visitors parking. The block has a secure telephone entry system installed and the apartment has double glazing throughout.

The property is held on a 999 year lease from 1972. The service charge, including a reserve fund, is £1594.24 per annum paid in quarterly amounts - this includes the buildings insurance, maintenance of the building exterior, gardens, and communal areas. The ground rent again is paid in quarterly amounts of £2.50 (£10.00 per annum). Management Company is Blenheims - Pembroke House, 266-276 Torquay Rd, Paignton, TQ3 2EZ (Tel: 0844 800 7931).

**Council Tax Band: A**



- Purpose Built One Bedroom Flat
- Secluded Outside Terrace
- Spacious Living Accommodation
- Bus Service Immediately To Hand

- CHAIN FREE
- 1 Mile From Harbour & Main Town Centre
- Allocated Parking + Visitors Parking
- Pretty Area With Thatched Cottages

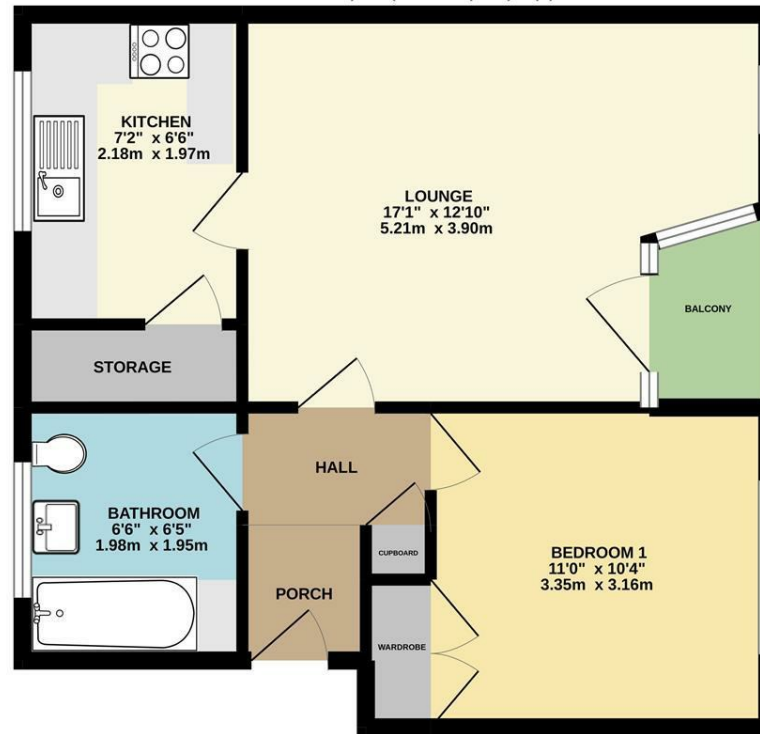


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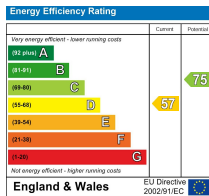
GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.9 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: D



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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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