



The Sail Loft, Flat 1 The Penthouse Flats St. Peters Hill, Brixham, TQ5 9TE  
Leasehold Flat  
£175,000

**boyce**brixham  
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Located in the heart of the Brixham Harbour Bowl this charming, spacious apartment is in a perfect place to enjoy all that Brixham has to offer. The property is only a couple minutes walk to the water's edge with its busy and bustling port life to be enjoyed, only mere moments away.

The property is currently running as a successful holiday let proving very popular with guests that want to be close to the action, yet in a more tranquil setting just above the busy harbour. There is on street parking available nearby on Mount Road, something so hard to come by with such a central position.

The accommodation won't fail to impress, with its modern clean finish and spacious bright rooms. As soon as you enter the living room you are greeted with a great size room with ample space for both lounge and dining room furniture. The bathroom and bedrooms are found along the corridor which is great for giving you privacy from visitors. The spacious bathroom is more akin to something you would find in a house size wise, and both bedrooms are good size doubles.

LEASE & MAINTENANCE: 999 year lease from 2015. The maintenance charge and ground rent combined is £800.00 per annum to include buildings insurance. Holiday letting and pets are allowed. Long term letting is not permitted.

Council Tax Band: A



- 2 Bed Apartment
- Long 999 Year Lease
- Ideal Holiday Let
- Harbour Bowl Location
- Furniture Available Via Separate Negotiation
- Spacious Lounge
- Kitchen With Breakfast Bar
- Great Central Base
- A Couple Minutes Walk To Water's Edge
- Chain Free



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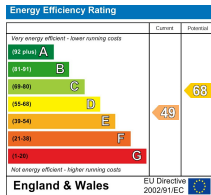


GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.

TOTAL FLOOR AREA: 560 sq.ft. (52.1 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: E



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