



Flat 29 Wren Court Bolton Street, Brixham, Devon, TQ5 9AD  
Leasehold Flat - First Floor  
Asking Price £115,000

**boyce**brixham  
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A very well presented first floor flat found in one of Brixham's few purpose built retirement developments. Wren Court offers peace of mind and good security being a fully managed development with Site Manager and Warden alarms in each property. Strictly for the over 60's, the flat is in an environment which is convivial for retirement.

Located less than half a mile from the harbour and main town centre, the flat is well positioned to access most of the central amenities. Indeed the complex is very close to local shops (including pharmacy), and Brixham Hospital. An ideal home for those who want to walk to amenities.

The property itself is well located on the first floor next to the communal gardens and receives a lot of sunshine owing to its south-facing aspect from the kitchen including the good size lounge/dining room. The kitchen is a very practical size with good amount of worktop space and ample storage, there is a free standing oven, fridge and freezer. The property has Fischer Future heating complete with individual thermostats and benefits from UPVC double glazing throughout. The main bedroom is of an excellent size, and enjoys a private aspect to the rear with fitted wardrobes included, the second bedroom would also take a double bed and has fitted shelving with doors ready to be fitted if required. The main bathroom also benefits from natural light thanks to its double glazed window. There is a useful storage cupboard for added convenience in the hallway where you can find a more economical compact water heater.

The flats at Wren Court have external CCTV security and 24 hour "Piper Haven" Emergency Helpline System installed in each flat. The site manager is on duty Monday to Friday 9:00am-1:00pm and has a small office in the development - all there for the added peace of mind for the residents.

An ideal option for those looking for an affordable, well managed retirement base. The flat is leasehold held on a 125 year lease from 1st January 1990. The Service Charge (currently set at £3303.94 per annum) includes many items but in particular the buildings insurance and water rates are included. The ground rent is £72.75 per annum. No onward chain.

Fischer Future Heat are radiators with individual thermostat/timer for each room.... Also purchased is a wifi remote control to use whilst away to turn heating on/off ..... Please check their website for further information British Gas Smart meter installed 4 way LNB receiver/satellite dish with two cables included BT fibre optic phone point in lounge

**Council Tax Band: B**



- Light Bright First Floor Flat For Over 60's
- Secure Managed (First Port) Development
- Pleasant Communal Garden
- Affordable Retirement Downsize or Lock & Leave

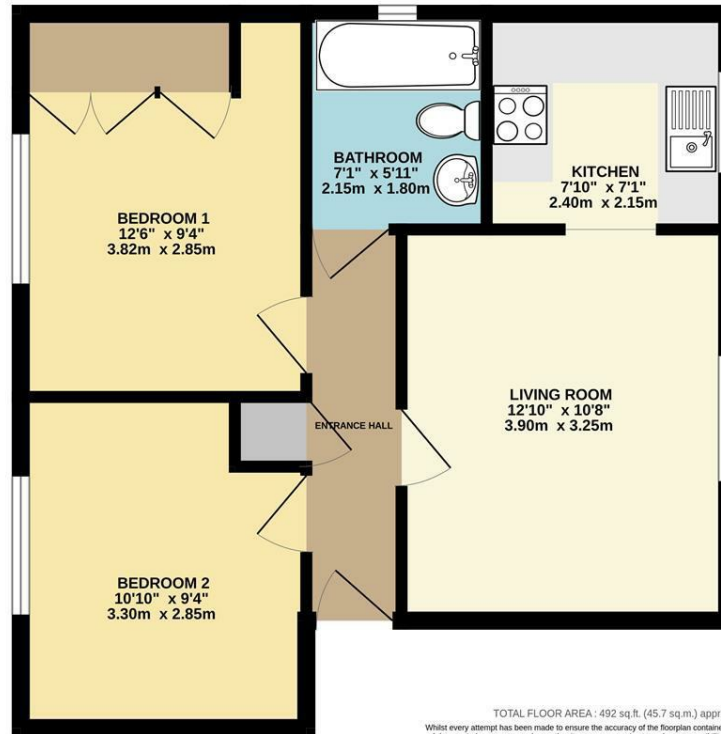
- Cottage-Feel Apartment
- Very Central Position
- Approx 1/2 Mile From The Harbour & Waterfront
- Light Bright First Floor 2 Bed Flat For Over 60's





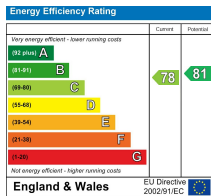
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FIRST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 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: C



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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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