



4 Sharkham House St Marys Hill, Brixham, Devon, TQ5 9GW  
Leasehold Flat - Ground Floor  
£229,950

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email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

An opportunity to acquire a superb ground floor luxury apartment, one of twelve contemporary 2-bedroom apartments approached via a private entrance courtyard. Impressive throughout, with quality fittings and attention to detail. Featuring high ceilings, the apartment is light and bright, with both the living room and bedroom one opening out onto the private balcony.

The apartment boasts a very impressive kitchen finished with granite worktops, complete with numerous fitted appliances, and a smart bathroom with an en-suite shower room attached to bedroom one. The property benefits from excellent finishes throughout, including quality internal doors, uPVC double glazing, and gas central heating.

The impressive building features a very spacious communal entrance lobby and hallway with seating areas, post boxes, and a lift to all floors, including the secure undercover car parking area, which offers the apartment generously sized parking bays.

The layout of the development has been designed around existing mature trees, enhanced with thoughtful landscaping.

Brixham Harbour, Marina, and the main town centre are just a mile away (with a bus service immediately to hand if required). Sharkham Village offers a semi-rural environment while still being close to many of Brixham's amenities.

Viewing is strongly recommended, and this property may well attract retired purchasers or holiday home hunters. It is an ideal lock-up-and-leave home, although holiday letting is not permitted.

The property is held on a 999-year lease (from 1 Feb 2007). The service charge is payable half-yearly in advance, i.e., in two payments. The half-yearly service charge for 1st April 2024 - 30th Sept 2024 - is £1498.42 via First Port.

Ground rent is £125 payable in 2 payments per 6 months of £62.50. Sharkham House is managed by First Port.

**Council Tax Band: C**



- Secure Under Ground Car Parking
- High End Kitchen With A Range Of Fitted Units
- Main Bedroom Has En- Suite & Balcony
- Very Energy Efficient & Hassle Free Living
- Lounge Diner With French Doors To A Balcony
- Spacious Rooms With High Ceilings
- Popular Sharkham Village With Access To Beach
- Luxury 2 Bed Apartment



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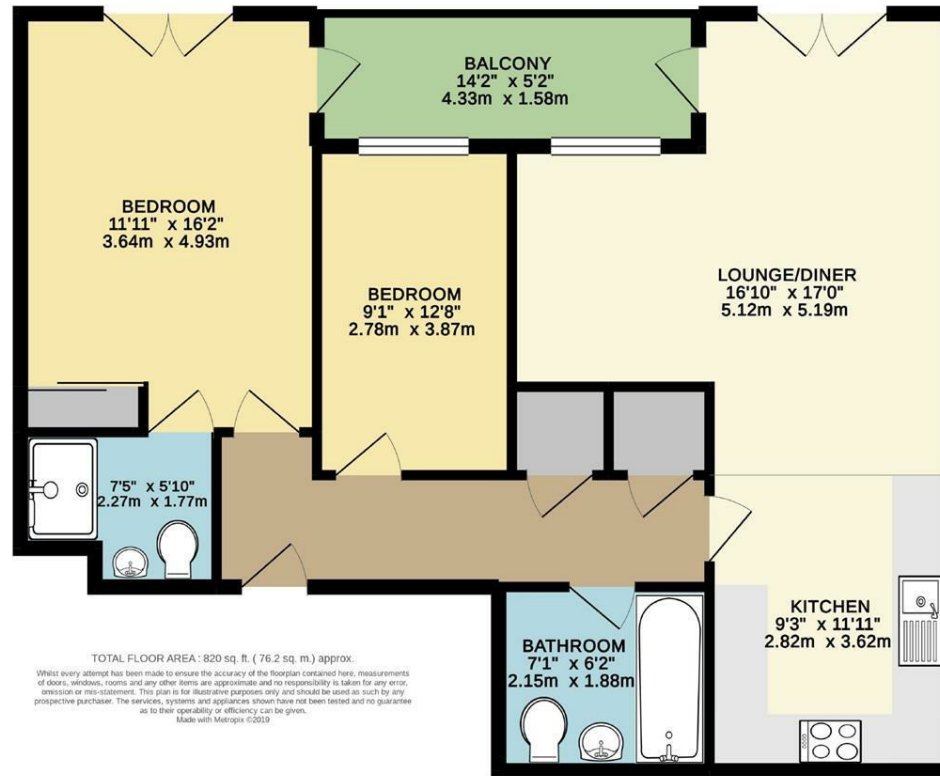
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GROUND FLOOR 820 sq. ft.  
( 76.2 sq. m. )



Current EPC Rating: C

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	78
(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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