



15 Saxon Heights, New Road, Brixham, Devon, TQ5 8NH
Leasehold Apartment - First Floor
Asking Price £215,000

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email property@ljboyce.co.uk call 01803 852736

Built on the site of the former Parkham Hotel around 26 years ago and situated in the heart of the port town of Brixham, this development is perfectly positioned for all that Brixham has to offer - from fantastic eateries to charming pubs. Recently refreshed up throughout by our vendor with new decor and flooring, 15 Saxon Heights is a spacious two bedroom apartment, located in this popular and well maintained purpose built block. The property provides ample, secure accommodation with a good size living room area, two balconies - both enjoying elevated views and an allocated parking space.

The accommodation enjoys the convenience of lift access from the communal entrance hall to the first floor. Number 15 opens into a spacious hallway with built in storage. Just off the entrance hallway you can find the good size living area with a balcony and kitchen just off making it perfect for entertaining. There is a good sized family bathroom and 2 large bedrooms one of which has built in wardrobes and a good size private balcony enjoying views of the town and All Saints Church.

Outside there is an allocated parking space with further spaces for visitor parking which are available on first come first serve basis. A charming communal garden to the rear of the development provides space for a table and chairs to enjoy the surrounding outside area and outlook.

The flat is leasehold held on a 125 year lease from 1st May 1997. Ground rent £100.00 per annum. Maintenance charge £2868.03 per annum (payable over two, 6-monthly installments).

Council Tax Band: D



- Purpose Built Apartment Block
- Allocated Parking Space
- Recently Freshened Up Throughout

- Very Close To Town & Harbour
- Two Large Double Bedrooms
- Two Private Balconies Enjoying Views



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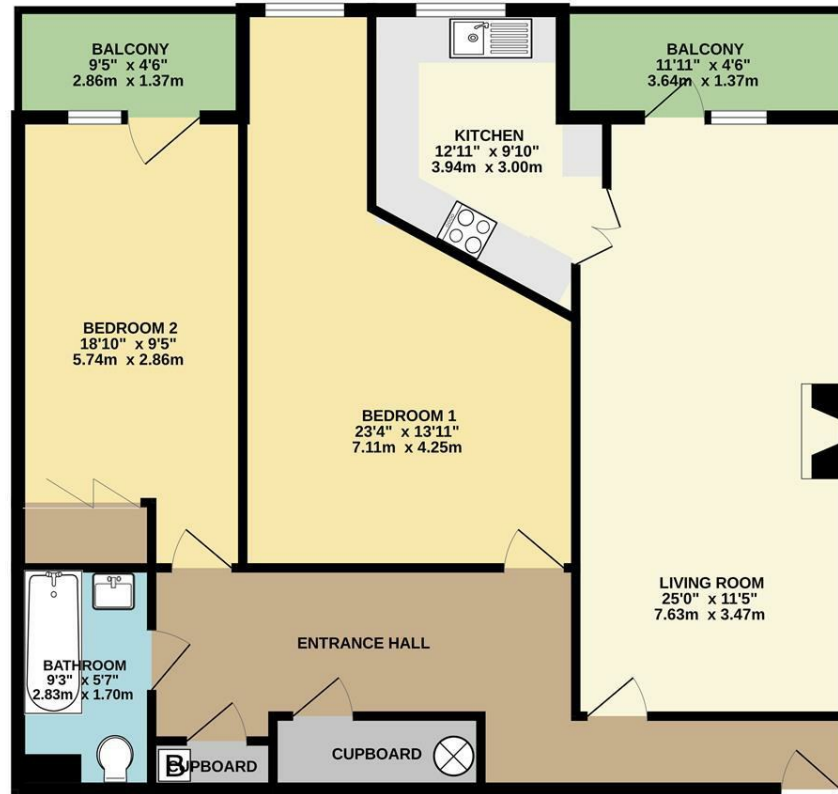
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GROUND FLOOR
1026 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.4 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
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B		85	85
(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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