



Flat 7 Dolphin Court Overgang Road, Brixham, TQ5 8AT
Leasehold - Share of Freehold Flat - First Floor
Asking Price £285,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

A light and bright 2 bedroom apartment located adjacent to the harbour and all the maritime activities that the Port of Brixham has to offer. Benefiting from views across the fish market towards the Marina and out to sea. The fish market development is just over a minute's walk away, as are most of the other establishments close to the harbourside. The location adjacent to the Yacht Club is, simply put, hard to beat for those wanting to be in the "Harbour Bowl".

The property has been well maintained by the current owner, including a new modern kitchen, and a smart bathroom. The kitchen is a good size with lots of storage space and a very useful breakfast bar area.

There is an open decked walkway just off the open plan living room, both of which enjoy the wonderful views. There is allocated under cover parking space for 2 cars with the apartment.

The apartment is offered on a 999 year lease (from 31 December 2010) with the owners of each apartment having a 1/11th share of the freehold company, Dolphin Court Management (Brixham) Ltd. The current maintenance charge is £135.00 pcm which covers external maintenance, cleaning of the communal areas (Fridays), and buildings insurance.

The apartment benefit from night storage heaters and PVC-u double glazing. The development permits holiday letting and the block has a good history of offering successful and popular lets. Internal viewing is simply a must.

Council Tax Band: B



- Central Harbour Apartment
- Sea View Balcony To Front
- Holiday and Long Term Lets Permitted
- Under Cover Parking For 2 Cars

- 2 Double Bedrooms
- Good Size Living Room
- Ideal Lock & Leave
- Chain Free With Vacant Possession



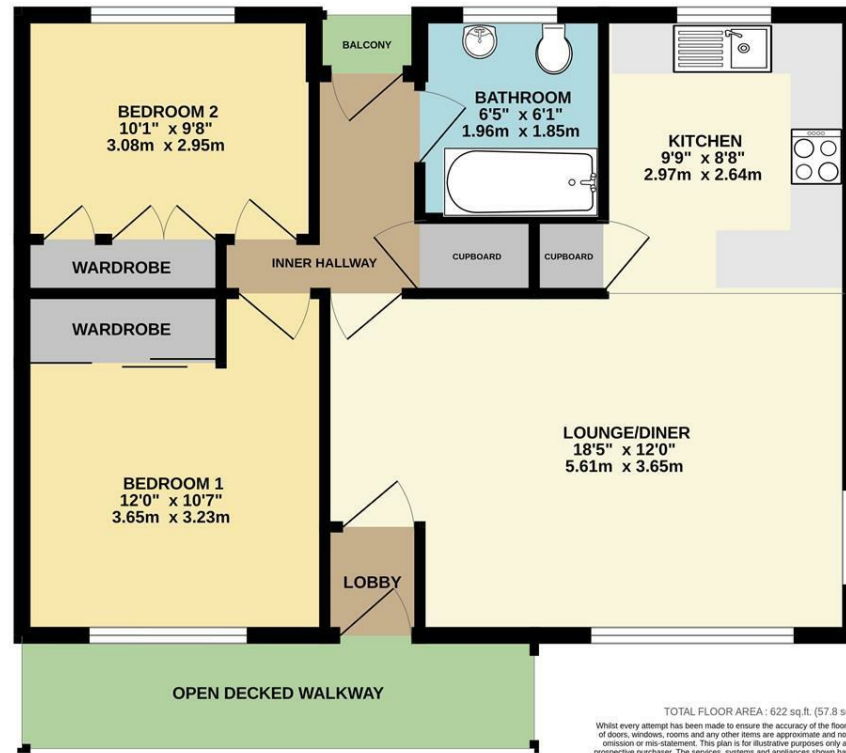
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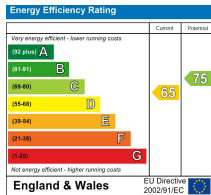
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FIRST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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