



4 Kelvin Court, Overgang Road, Harbour Area, Brixham, Devon, TQ5 8AR
Leasehold Flat
£179,950

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

This superbly presented modern one-bedroom apartment has to have some of the best views available and is so close to the harbour & new fish market with a real interesting view of the trawlers coming in and out of this busy little port town. This property would make an excellent long term investment, great first time buy or perfect lock-and-leave/shore base. Having been fully refurbished in the past two years, there is nothing for a new buyer to do upon purchase!

The property is accessed via a few steps leading to walkway to the front door, the entrance hallway is very spacious and gives access to all rooms and includes a small meter cupboard. The living room is open plan to a very stylish modern kitchen with a central breakfast bar area, all of which enjoy the fantastic panoramic sea and harbour views. There is a contemporary, spacious and very well done shower room which services the property from it's central position, and also houses the hot water system from the storage cupboard. The bedroom is again very well presented and a lovely dual-aspect room with plenty of space for a free-standing wardrobe. The heating is provided by state-of-the-art, high quality electric radiators and there is UPVC double glazing throughout

The property is leasehold held on a 199 year lease from 1 January 1988.

Service Charge: £375.00pa

Ground Rent £50.00pa

Buildings Insurance Contribution: £63.54pa

Under the Estate Agents Act 1979 (provision of information regulation 1991) we are required to point out that the vendor of this property is a sibling of a Boyce Brixham employee.

Council Tax Band: A



- Very Central & Convenient Location
- Great First Time Buy Or Investment
- Modern & Stylish Kitchen Area
- Light-And-Bright Throughout

- Enjoying Panoramic Harbour & Bay Views
- Fully Refurbished Throughout
- Dual Aspect Double Bedroom
- Offered With No Onward Chain



boycebrixham

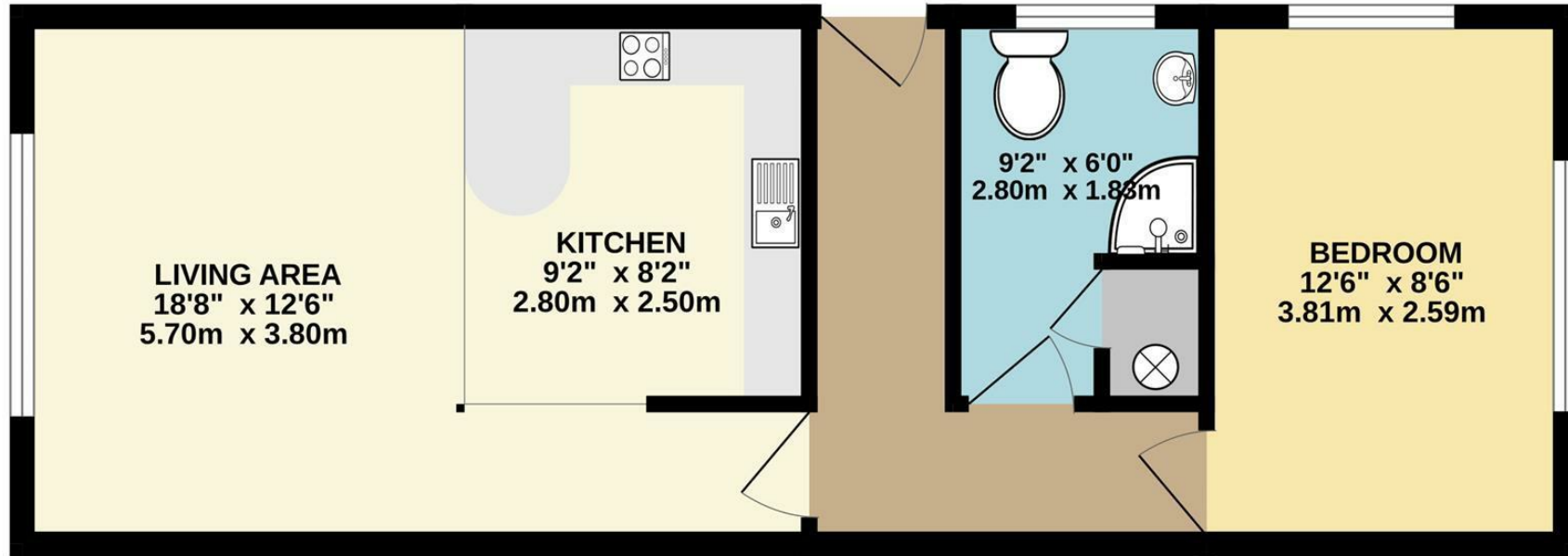
email property@ljboyce.co.uk call 01803 852736



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

TOP FLOOR

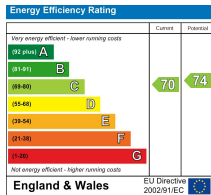
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 458 sq.ft. (42.5 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.
Made with Metropix ©2024

Current EPC Rating: C



Find us on



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.

boycebrixham

email property@ljboyce.co.uk call 01803 852736