



Flat 2 Pillar Court Pillar Avenue, Brixham, TQ5 8LG
Leasehold - Share of Freehold Flat - Ground Floor
Asking Price £189,950

boycebrixham
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Located on the ground level in a highly sought-after development close to local shops and convenient bus service, this very spacious garden flat is a fantastic opportunity not to be missed. The property features two double bedrooms, a generously sized modern wet room, and a large living room with ample space for both lounge and dining furniture. Additionally, the spacious kitchen offers ample countertop space and plenty of built-in storage. There is also a sizeable additional cupboard in the entrance hallway.

The property benefits from gas central heating and a modern gas combi condensing boiler, as well as PVCu double glazing. It also includes an allocated parking space, marked number 2, in the adjacent car park accessed via Northfields Lane.

Outside, the communal grounds provide a pleasant buffer between neighbouring properties, with a mix of mature trees and shrubs adding greenery to the area. The property also boasts two private garden spaces: one at the front with an excellent-sized level lawn and picket fence perimeter, and a similarly sized rear garden with a level lawn and picket fence.

The property is leasehold, held on a 999-year lease from 1965. Each flat owner owns a share of the freehold through the Pillar Court Management Company, with block management provided by Carrick Johnson Management Services Ltd. The service charge is currently £1050 per annum.

Council Tax Band: B



- CHAIN FREE GARDEN FLAT
- 2 Level Gardens
- Good Size Kitchen
- Long Lease & Share Of Freehold

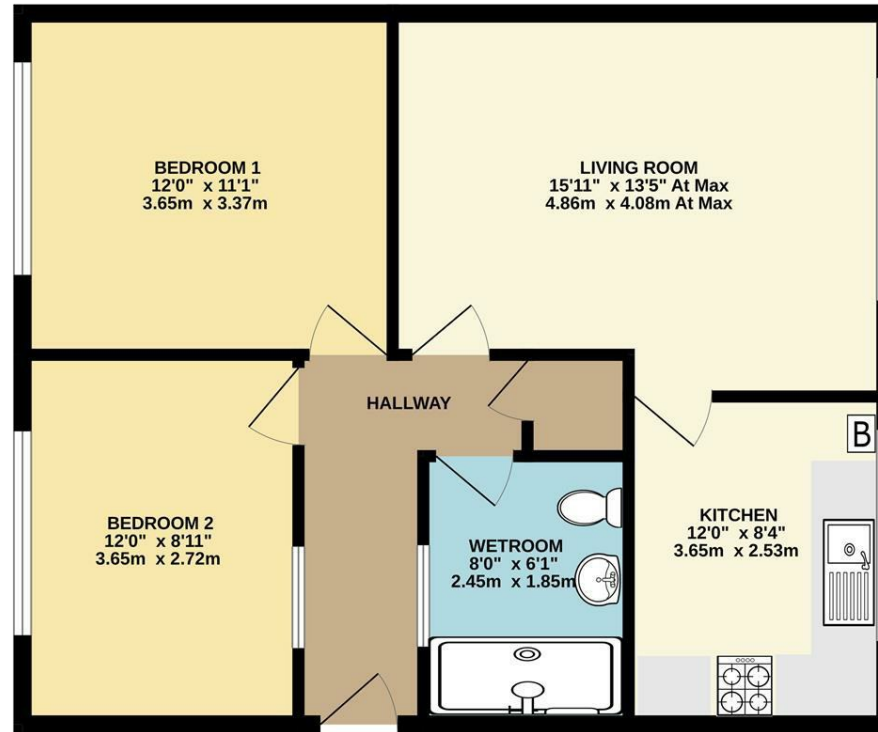
- Ground Floor
- Spacious Living Room
- Modern Wet Room
- Affordable Maintenance & Energy Efficient





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GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(71-80) C		73	75
(61-70) D			
(51-60) E			
(41-50) F			
(1-40) 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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