



Flat 4, 122, Broadreeds New Road, Brixham, TQ5 8BZ  
Leasehold - Share of Freehold Flat - Purpose Built  
£185,000

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This light and bright two-bedroom top-floor flat is situated in a popular location, just half a mile from the picturesque Harbour and main centre of Brixham. The flat boasts a larger-than-average garage below, providing ample space for parking and storage. New Road offers a level walk to the waterfront, making it an ideal spot for those who enjoy being close to the sea. Additionally, the popular No. 12 bus service, which conveniently serves Paignton, Torquay, and Brixham Centre, is easily accessible.

The flat is within a two-mile radius of several stunning coastal walks, including The Breakwater, Berry Head Country Park, Elberry Cove, and Sharkham Point. Local amenities are plentiful, with a sub Post Office and convenience store located on nearby Cambridge Road. Residents will also find the flat convenient for both dentist and doctor's surgeries, adding to the appeal of this central and convenient location.

A standout feature of this property is the substantially sized single garage, which can accommodate a large car and a workbench or two medium-sized vehicles in tandem. The garage is equipped with power, light, and a window to the rear, making it a versatile space suitable for storage or as a utility or garden room. The communal gardens are well-maintained and enjoy plenty of sunshine, creating a pleasant environment for residents, the gardens also enjoy a pretty stream running along the boundary which makes for a pleasant central oasis.

The flat itself is spacious and neutral, featuring a communal entrance hallway, a large lounge/diner filled with natural light, a modern kitchen, two double bedrooms, and a shower room. The property also benefits from picturesque communal gardens and an allocated parking space marked number 4. Its prime location means that Brixham Harbour, local shops, bus links, schools, and other amenities are all within a short and level walk. The property is being offered with no onward chain, providing a great opportunity for prospective buyers.

**LEASE AND MAINTENANCE CHARGES** - This flat is one of ten similar-sized units, each owner having an equal share of the freehold. It is held on an original 125-year lease from 2007. The service charges for the last year were £1,400 per annum, payable in two instalments of £700 every six months. These charges cover the maintenance of communal areas, including the entrance lobby, garden, and parking areas. The block is managed by Crown Management, located at 135 Reddenhill Road, Torquay, TQ1 3NT. For more information, you can contact them at 01803 324405.

**Council Tax Band: B**



- Purpose Built Flat
- 2 Double Bedrooms
- Tandem Garage & Allocated Parking Space
- Spacious Living Room

- Share Of Freehold
- Double Glazing
- Lovely Communal Gardens
- Chain Free

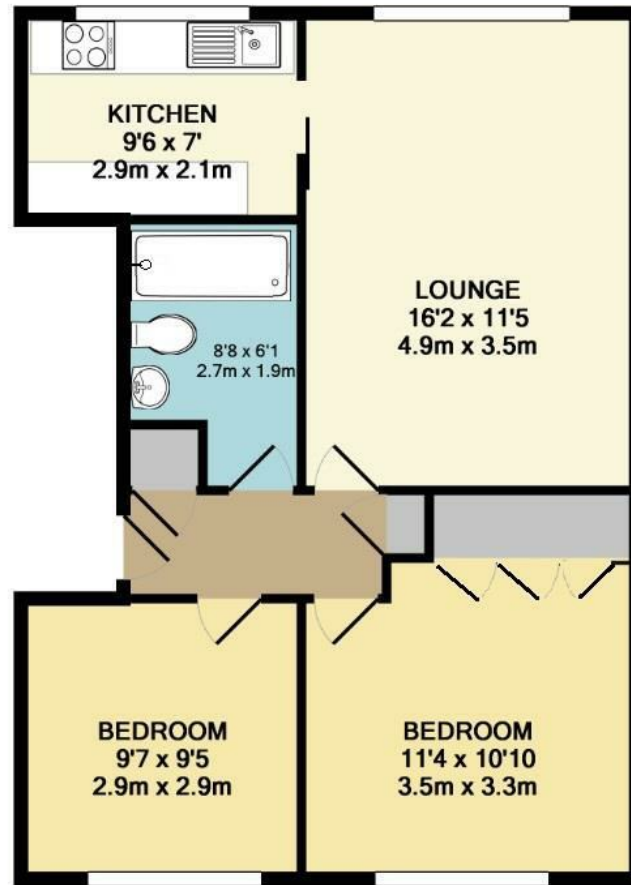


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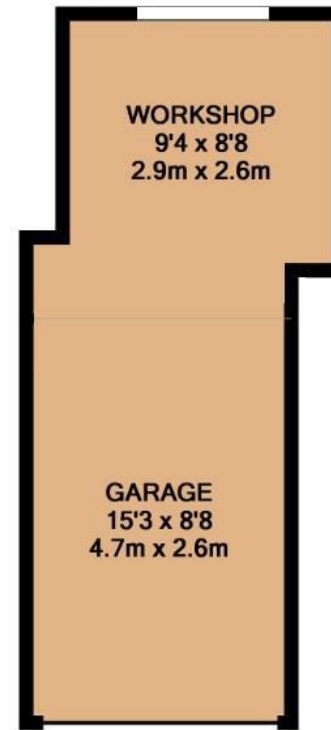
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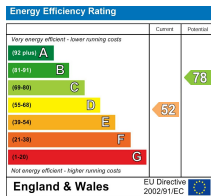


GROUND FLOOR  
APPROX. FLOOR  
AREA 568 SQ.FT.  
(52.8 SQ.M.)



GARAGE / WORKSHOP  
APPROX. FLOOR  
AREA 223 SQ.FT.  
(20.7 SQ.M.)

Current EPC Rating: E



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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