



3 Marcent House Sharkham Court, Brixham, TQ5 9GR  
Leasehold Flat - Ground Floor  
Asking Price £229,950

**boyce**brixham  
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An opportunity to acquire a superb ground floor luxury apartment, one of just six contemporary 2 bedroom apartments approached via a private entrance courtyard. Impressive throughout, with quality fittings and attention to detail. Featuring high ceilings, the apartment is light and bright, particularly with the living room opening out onto the private balcony (with adjacent lawn).

The apartment boasts a stylish kitchen off the living space, complete with fitted appliances, and a smart four-piece family bathroom servicing the property from its central position. The property benefits from excellent finishes throughout, including quality internal doors, uPVC double glazing, and gas central heating throughout.

The impressive building features a very spacious communal entrance lobby and hallway, post boxes outside, and allocated parking spaces to the front, which offers the apartment generously sized parking bays.

The layout of this popular development (constructed around 2010) has been designed around existing mature trees, enhanced with thoughtful landscaping.

Brixham Harbour, Marina, and the main town centre are just a mile away (with a bus service immediately to hand if required). Sharkham Village offers a semi-rural environment while still being close to many of Brixham's amenities.

Viewing is strongly recommended, and this property will attract first-time buyers, retired purchasers or second home hunters. It is an ideal lock-up-and-leave home, although holiday letting is not permitted.

The property is held on a 999-year lease (from 2010). The service charge is payable half-yearly in advance, i.e., in two payments. The half-yearly service charge for 1st April 2024 - 30th Sept 2024 - is £1170.00 via First Port.

Ground rent is £125.00 pa payable in 2 payments per 6 months of £62.50. Marcent House is managed by First Port.

**Council Tax Band: B**



- Modern Purpose Built Apartment
- Private Terrace and Garden
- Very Light-and-Bright Throughout
- Offered With No Onward Chain

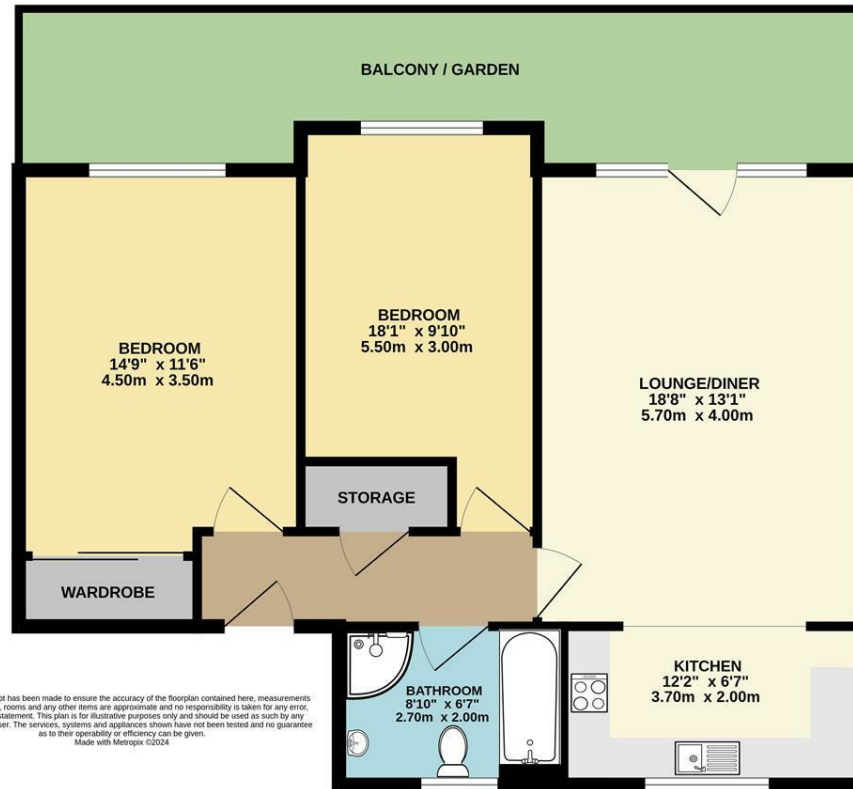
- Two Large Double Bedrooms
- Allocated Off-Road Parking
- Popular 'Sharkham' Development
- Gas Central Heating & Double Glazing





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GROUND FLOOR



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) <b>A</b>		
(81-90) <b>B</b>		
(71-80) <b>C</b>	78	78
(61-70) <b>D</b>		
(51-60) <b>E</b>		
(41-50) <b>F</b>		
(1-40) <b>G</b>		
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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