



Flat 4 Da Vinci Apartments New Road, Brixham, Devon, TQ5 8NL
Leasehold - Share of Freehold Flat - Second Floor
Asking Price £184,000

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This top-floor two-bedroom apartment occupies a portion of the loft space in a charming converted development, ideally located within a short and level walking distance of the town centre, harbour front, and local amenities. Part of a small, exclusive development of five apartments, the property was created from the conversion of a Church in 2002. The apartment is light and airy, boasting impressive high vaulted ceilings that enhance the sense of space and add character.

No. 4 Da Vinci Apartments is accessed via the original entrance porch, located to the side of the building just above the car park area. A separate door leads into a private entrance hallway, providing a useful extra space for items such as bikes, pushchairs, or outdoor wear. This additional area helps to keep the living space tidy and organised, offering excellent functionality.

On the first floor, you are greeted by a large landing area, ideal for setting up a computer desk or creating a small study space. There is also a guest WC cloakroom, which houses a modern Baxi gas combi boiler, installed in 2023, providing efficient heating and hot water throughout the property.

The main living space is particularly impressive, with vaulted ceilings and an open-plan kitchen, dining, and living area. The high ceilings and exposed wooden beams create a light, airy atmosphere, making this space perfect for entertaining or relaxing. The layout is spacious and well-suited to modern living, offering plenty of room for comfortable everyday use.

Both bedrooms are generously sized double rooms, each with its own en suite bathroom. One en suite features a bath, while the other offers a good-sized corner shower. The apartment also has its own private garden, which is terraced and enjoys afternoon sunshine, providing a wonderful space for outdoor relaxation or gardening. Additionally, an allocated long parking space is available, capable of accommodating two smaller cars in tandem—an invaluable feature in this town centre location.

The apartment is held on a 199-year lease from August 2002 and comes with a 1/5th share of the building's freehold. The maintenance charge is £80 per calendar month, which covers the building's insurance, general maintenance, and upkeep of the communal areas, as well as communal power and lighting. This property presents an excellent opportunity for stylish living in the heart of Brixham.

Council Tax Band: B



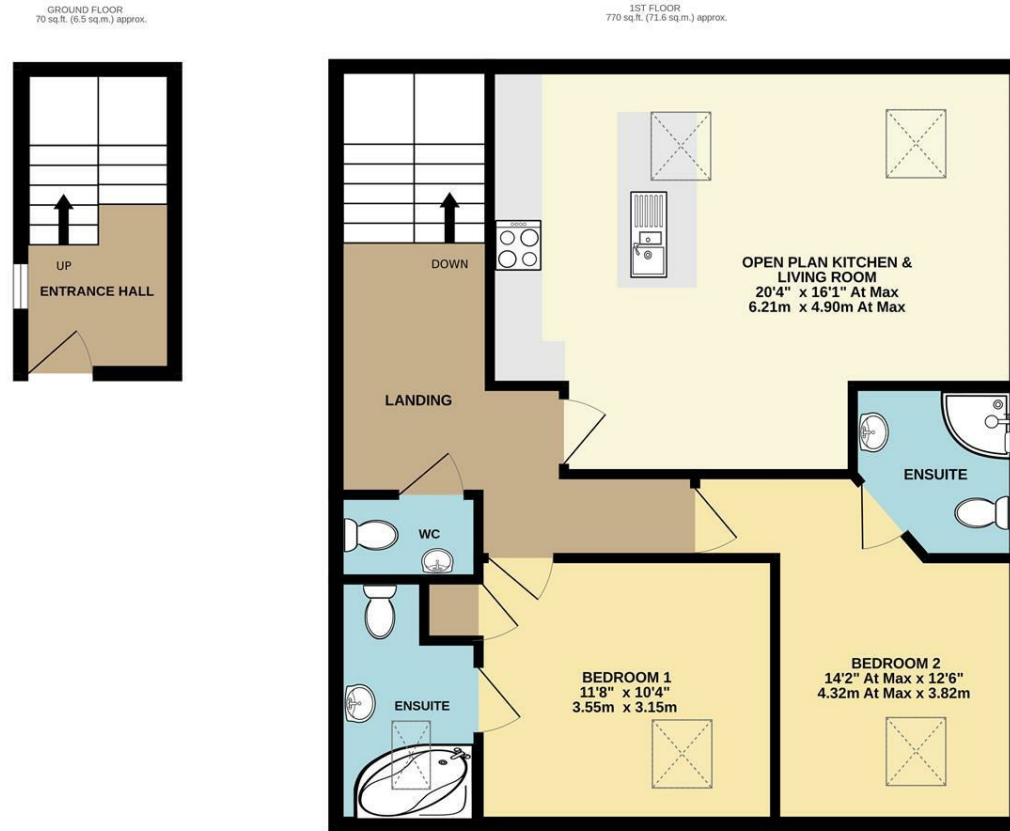
- Top-floor two-bedroom apartment in converted church
- Light and airy with vaulted ceilings
- Open-plan kitchen, dining, and living area
- Allocated parking space & private garden
- Short walk to town centre, harbour, amenities
- Private entrance hallway with additional storage space
- Two double bedrooms, each with en suite
- Chain free with vacant possession



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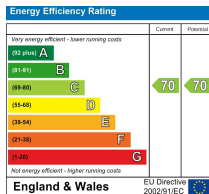
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TOTAL FLOOR AREA : 840 sq.ft. (78.1 sq.m.) approx.

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



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