



9 Brimlands Court New Road, Brixham, TQ5 8DP
Leasehold Flat - Second Floor
£139,950

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

Brimlands Court is a popular purpose built apartment block situated on New Road which provides an easy level walk into the town centre and is also served by the fantastic number 12 bus, a very regular service connecting all of Torbay including Brixham Paignton and Torquay. The area is very much open and enjoys a lot of greenery with some lovely period properties forming part of a desirable neighbourhood.

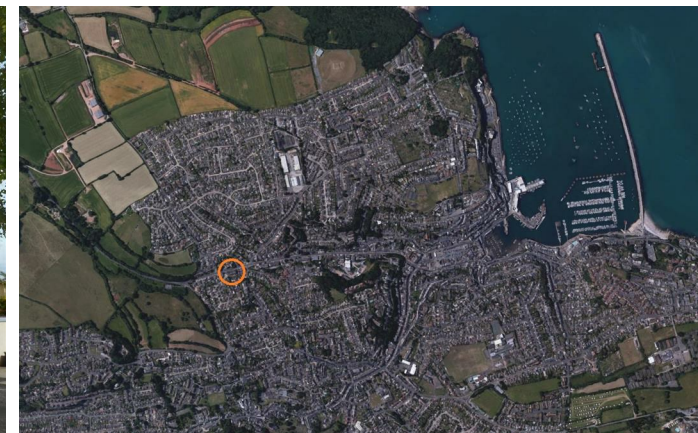
The apartment is accessed via a lift from the ground floor to the second floor, with both an internal and external staircase available if preferred. The property is very light and spacious internally with a modern kitchen enjoying an open green outlook and offers a lot of storage. The living room is a good size and has ample space for both living and dining room furniture. The bedrooms are a really good size and both can easily take double beds with additional furniture and the smart bathroom has a modern white suite with tiled splash backs. In addition it is worth noting the property has just had upgraded electric panel heaters installed, replacing the inefficient under floor heating.

Outside there is a good size car-port parking bay allocated with this apartment. The flat is leasehold held on a 198 year lease from September 1972. Service charge for half the year January 2025 - June 2025 £589.39 inclusive of the £6.25 ground rent.

Council Tax Band: B



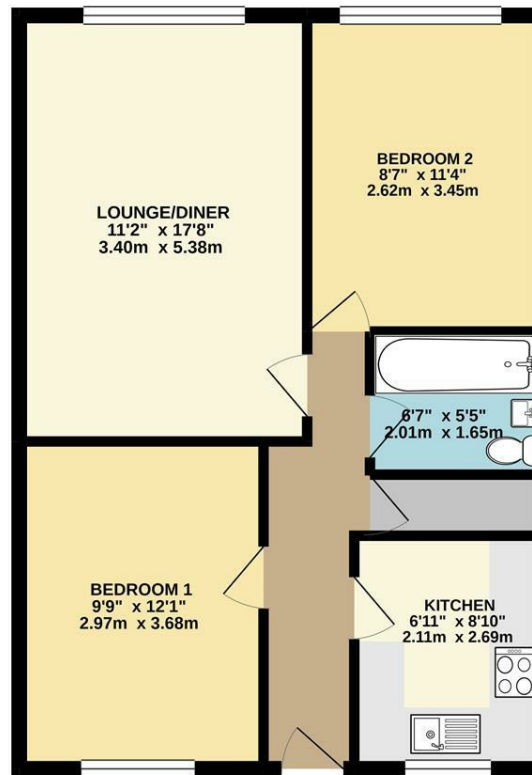
- Super Two Bedroom Flat
- Short Level Walk To Town
- Completed With A Modern Finish
- Bus Stop Directly Outside
- Light And Bright Throughout
- Allocated Car Port Parking
- Good Size Accommodation
- No Upward Chain



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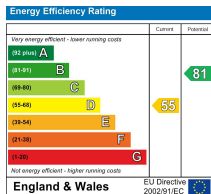


GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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: D



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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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