



17A Lands Court Marina Drive, Brixham, TQ5 9BE  
Apartment - First Floor  
£725 Per Calendar Month

**boyce**brixham  
email [lettings@ljboyce.co.uk](mailto:lettings@ljboyce.co.uk) call 01803 856112



A spacious Top Floor 1 Bedroom Apartment, located within the popular Berry Head area of Brixham. The property benefits from a good size lounge, fitted kitchen, bathroom and good sized external store room. The property has double glazing, electric heating and on road parking.

Just a short walk or drive into the Town Centre, and the famous waterfront and fish market just beyond, the property is perfectly positioned to take full advantage of everything Brixham has to offer. Unfortunately NO Pets due to restrictions within the lease.

In order to qualify for a tenancy, the total annual income between tenants is a minimum of 30 times the monthly rent. A holding deposit of one week's rent secures the property whilst we process referencing. This is used towards your first months rent when tenancy starts. Should you fail referencing or break the contract, payment is withheld. The deposit for the tenancy is 5 weeks rent. The rent and deposit must be cleared in our account before the tenancy starts.

**Council Tax Band: B**



- Top Floor 1 Bedroom Apartment
- On Road Parking
- Electric Heating
- Council Tax Band B

- Kitchen with Dining Area
- Double Glazing
- Holding Deposit £167.00
- Deposit £836.00





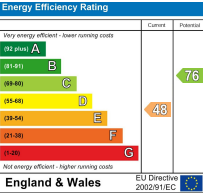


FIRST FLOOR



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: E



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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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