



Flat 2, Kelvin Court Overgang Road, Brixham, TQ5 8AR  
Leasehold - Share of Freehold Flat - First Floor  
£165,000

**boyce**brixham  
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This superbly presented modern one-bedroom apartment has to have some of the best views available and is so close to the harbour & new fish market with a real interesting view of the trawlers coming in and out of this busy little port town. This property would make an excellent long term investment, great first time buy or perfect lock-and-leave/shore base. Having been fully refurbished in recent years, there is nothing for a new buyer to do upon purchase!

The property is accessed via a few steps leading to walkway to the front door, the entrance hallway is spacious and gives access to all rooms and includes a small meter cupboard. The living room is open plan to a very stylish modern kitchen area, which certainly enjoys the fantastic panoramic sea and harbour views from the two large picture windows. There is a contemporary, spacious and very well done shower room which services the property off of the entrance hall. The bedroom is again very well presented with a light-and-bright aspect and plenty of space for a free-standing wardrobe. The heating is provided by state-of-the-art, high quality electric radiators and there is UPVC double glazing throughout

The property is leasehold, with an equal share of the freehold included. Held on a 199 year lease from 1 January 1988. Charges of circa £1500pa which include ongoing maintenance, ground rent and buildings insurance. OFFERED WITH NO ONWARD CHAIN

**Council Tax Band: A**



- Stunning Waterfront Apartment
- Impressive Harbour Views
- Large, Light Bedroom
- Offered With No Onward Chain

- In Beautiful Turnkey Condition
- In The Heart Of Brixham Harbour
- Modern Open Plan Living
- Perfect Lock'n'Leave Bolthole



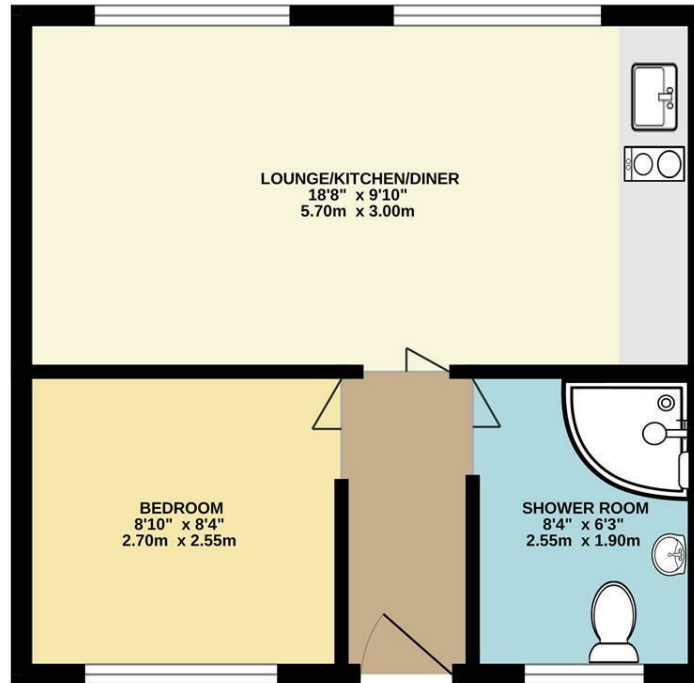
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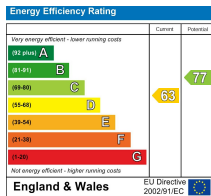


341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 341 sq.ft. (31.6 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: 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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