



Flat 9, Saxon Heights New Road, Brixham, TQ5 8NH
Leasehold Apartment - First Floor
£205,000

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

Nestled in the heart of Brixham, Saxon Heights stands out as one of the finest purpose-built apartment blocks. Its coveted location, just off the beaten track at the end of a private drive from the main road into town, offers both proximity to the action and a tranquil elevated position. The apartment's locale is especially attractive for those keen on easy access to the mainline 12 bus service, and for drivers, the added convenience of an allocated parking space, alongside additional visitor spaces.

Accessed through a sophisticated communal entrance hallway, known for its warmth and inviting atmosphere, the block sets a welcoming tone with ample seating for waiting guests. Positioned on the second floor, the apartment benefits from an abundance of natural light and a delightful open outlook across the town. A lift affords easy access to the first floor, while stairs are also available for those who prefer a more leisurely ascent.

The interior of the property impresses with its spacious layout, featuring two generously sized double bedrooms. The main bedroom has built-in wardrobes and boasts a lovely private balcony, with pleasant open views South-West and enjoying wonderful sunshine throughout the day. A notable feature is the substantial walk-in airing cupboard off the hallway and adjacent cupboard providing ample storage. The family bathroom, though currently configured for a bath, holds potential for conversion into a shower room to suit individual preferences. The living room, well-proportioned and functional, seamlessly integrates with a kitchen that caters to convenience with its close proximity.

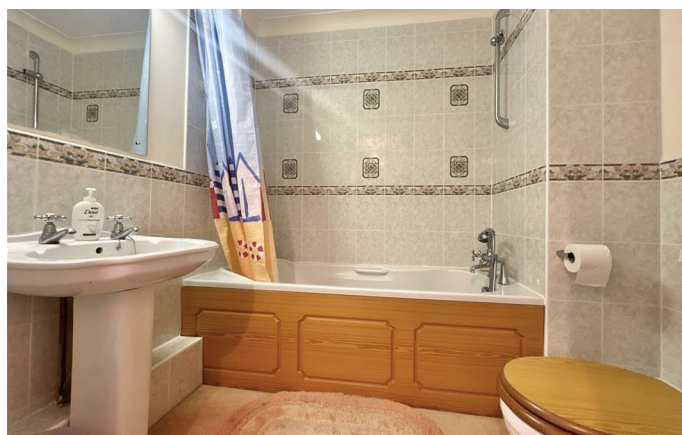
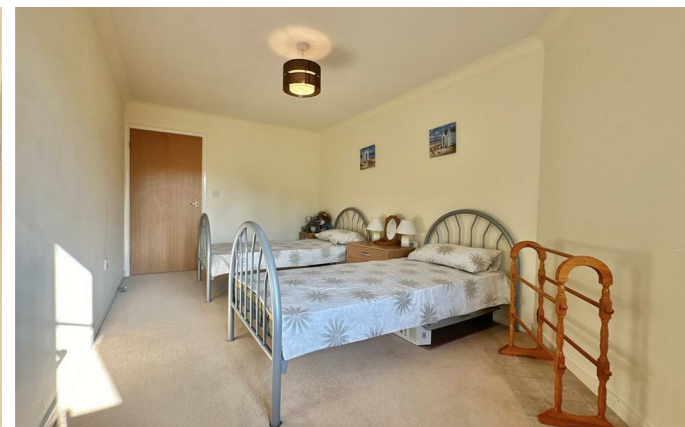
Ideal for retirees or those desiring a bungalow-sized apartment, Saxon Heights accommodates a diverse community of residents. A communal garden at the rear of the block adds a delightful touch - a summer sun trap and a pleasant gathering spot during warmer months.

The property is leasehold, with a lease extending 125 years from May 1st, 1997. Ground rent is set at £100.00 per annum, with a maintenance charge of £2868.00 per annum, (payable in two six-monthly instalments). The added benefit of being offered with NO ONWARD CHAIN enhances the appeal of this spacious apartment.

Council Tax Band: D

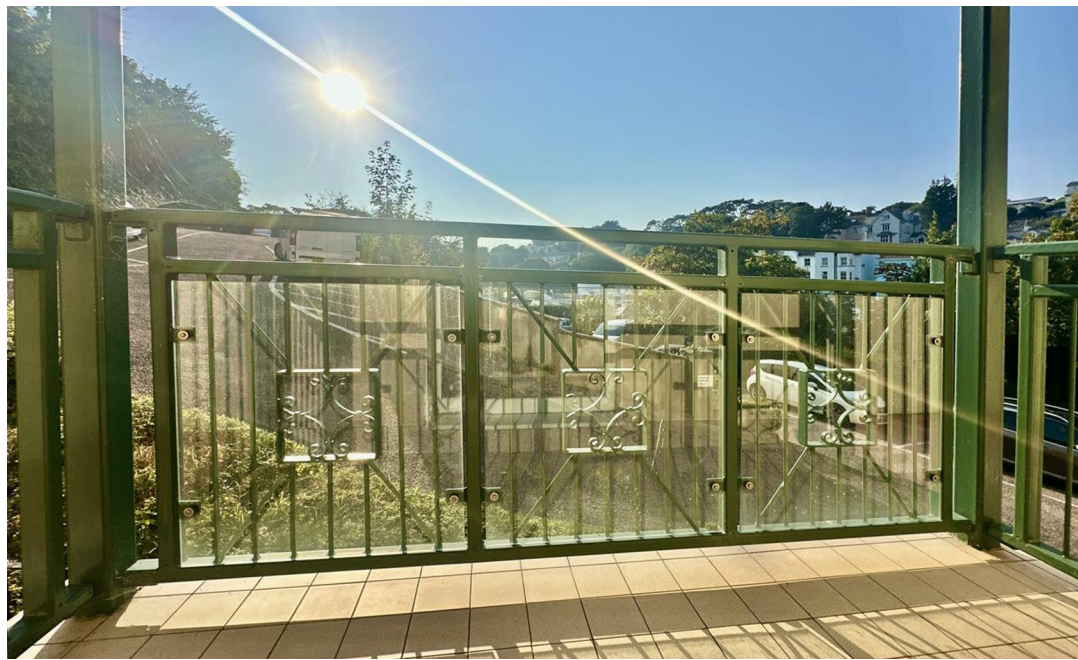


- Spacious First Floor Apartment (With Lift)
- Two Large Double Bedrooms
- Generous Sized Lounge Diner
- South-West Facing Private Balcony
- Located Very Close To Town
- Popular, Well Regarded Development
- Allocated Parking Space + Visitors
- Offered With No Onward Chain

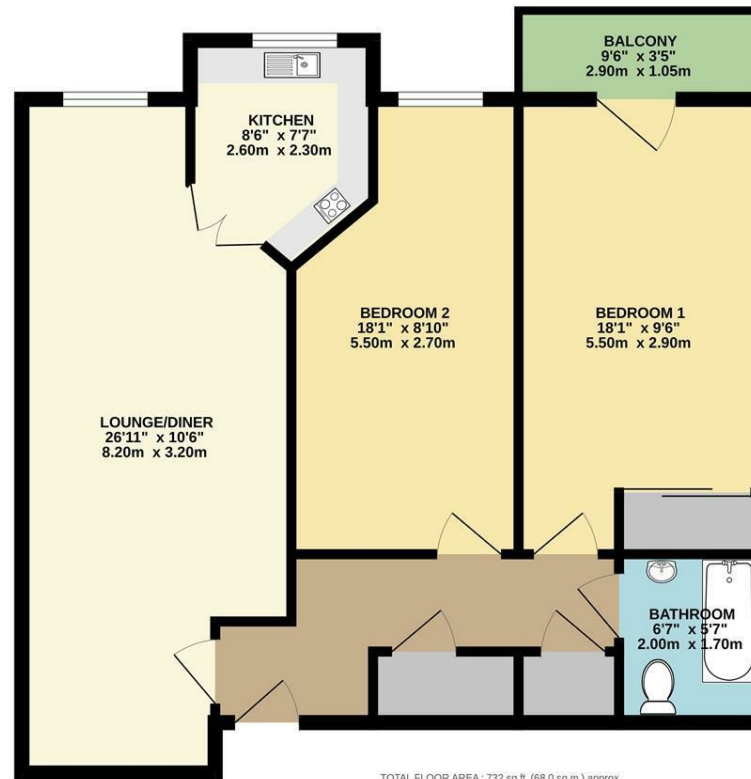


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FIRST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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 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: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B		81	85
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
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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