

Wren Court, Bolton Street, Brixham, TQ5 9AD



This **PURPOSE-BUILT WARDEN ASSISTED ONE BEDROOM GROUND FLOOR FLAT** forms part of the popular Wren Court complex which is located in a handy spot on the edge of the town centre. Wren Court comprises of 31 flats designed especially for the over 60's and benefits from the services of a site manager who is generally on duty during weekday mornings and for additional peace of mind there is also an alarm call system monitored 24 hours a day. Flat 21 enjoys one of the best locations in Wren Court, being set back from the road away from the hustle and bustle and overlooking the central courtyard. There is a residents' parking area and a communal garden for all to sit and enjoy. With a bus stop immediately outside Wren Court, a pharmacy situated just down the road and the picturesque harbour approximately half a mile away, this flat is in an ideal environment and location for retirement living.

£72,950 Leasehold

ENTRANCE FOYER. Security entrance system gives access to shared Foyer which leads to private front door opening to ...

ENTRANCE HALL. Emergency call point. Hall cupboard and airing cupboard housing hot water cylinder.

LOUNGE 16' 8" x 9' 0" (5.08m x 2.74m). Southerly facing deep UPVC framed double glazed bay window with wide display cill overlooking the central courtyard. Night storage heater. Sliding door to ...

KITCHEN 7' 9" x 6' 10" (2.36m x 2.08m). Fitted on three walls with white wood grain faced wall and base units with marble effect working surfaces. Tiled surround. Inset stainless steel sink. Space for electric cooker with cooker hood over. Spaces for washing machine and fridge/freezer. UPVC framed double glazed window overlooking communal garden.

BEDROOM 11' 4" x 8' 1" (3.45m x 2.46m). Double size room. UPVC framed double glazed window overlooking central courtyard.

SHOWER ROOM 6' 10" x 6' 0" (2.08m x 1.83m). Corner shower cubicle with Triton electric shower. White pedestal washbasin and low flush W.C. Heated towel rail. Alarm pull. UPVC framed double glazed window with obscure glass.

OUTSIDE

Residents' car parking space. **COMMUNAL GARDEN** and courtyard with sitting area. Pedestrian gate onto Bolton Street and vehicle access onto Burton Street.

GENERAL INFORMATION

LEASE: 125-year Lease from 1st January 1990.

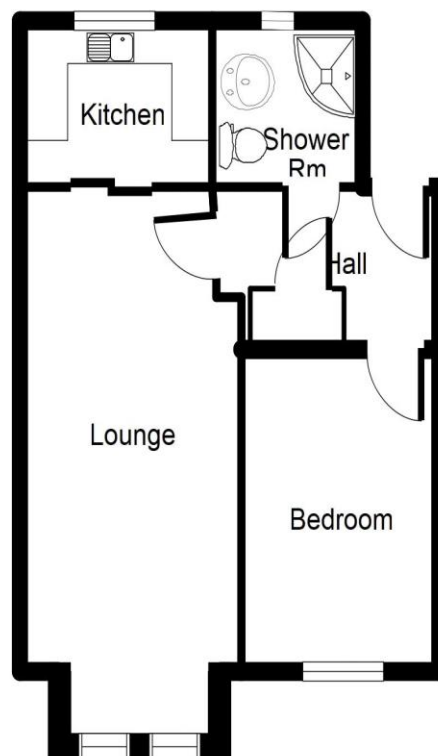
SERVICE CHARGE: £247.32 per month to include the maintenance of Wren Court, the services of the site manager, water rates, buildings insurance and cleaning, heating and lighting of communal areas.

GROUND RENT: £72.75 per annum.

PETS are allowed with permission.

COUNCIL TAX BAND: A

ENERGY PERFORMANCE BAND: C



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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