

## Nut Tree Court Milton Street, Brixham, TQ5 0EG



Offered for sale with **NO ONWARD CHAIN**, this **ONE BEDROOM** purpose built **FIRST FLOOR FLAT** is well presented throughout and enjoys a balcony with sunny aspect, as well as allocated parking space. Nut Tree Court itself is well located within the town of Brixham, the local shop is just a short walk away at St. Mary's Square and the local bus services passes by right outside. This spacious flat has recently been refreshed, as you enter the property you are welcomed by the inner hallway with storage cupboard, to one side is the large bedroom with built in wardrobe, to the other side is the bathroom with shower over bath. The lounge enjoys access to the forward facing balcony and provides ample room for living and dining room furniture, this then flows through to the galley style kitchen with a vast array of storage. The property has access to the surrounding communal gardens and drying area.

**£135,000 Leasehold**

## COMMUNAL ENTRANCE

Upvc communal entrance door. Steps up to:

## ENTRANCE HALL

Private front door opening to hallway. Entrance phone system. Space for shoes and coats. Storage cupboard.

## BEDROOM 11' 0" x 10' 4" (3.35m x 3.15m)

Double room with window to front. Built in wardrobes. Electric Dimplex Quantum night storage heater.

## BATHROOM 6' 6" x 6' 4" (1.98m x 1.93m)

Bath with electric shower over. Close coupled W.C. Pedestal wash basin. Fully tiled walls. Window to rear. Electric wall heater.

## LOUNGE / DINING ROOM 16' 11" x 12' 9" (5.15m x 3.88m)

Spacious lounge dining room. Electric Dimplex Quantum night storage heater. Upvc door to Balcony. Opening to Kitchen.

## BALCONY

Upvc door and windows. Galvanised balustrades. Sunny aspect.

## KITCHEN 9' 11" x 7' 0" (3.02m x 2.13m)

A range of wall and base units with quartz effect worktops and upstands. Tiled splash back. Inset stainless steel sink with drainer. Four ring electric hob with cooker hood over and electric oven under. Space for washing machine. Cupboard housing electric water heater. Further large storage cupboards. Window to rear.

## OUTSIDE

### COMMUNAL GARDENS

Communal surrounding gardens. Washing line drying area.

### PARKING

One allocated parking space per flat and one communal visitor space.

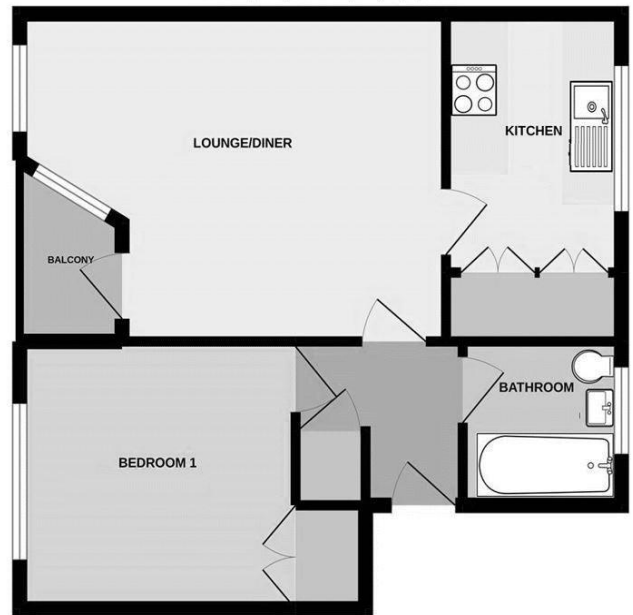
### LEASE DETAILS

We understand the property is held on a 999 year lease from September 1972. Ground rent is £10 per annum. Maintenance charge is £1,600 per annum. Long term letting is allowed, however holiday letting is not permitted.

### ENERGY PERFORMANCE RATING: C

### COUNCIL TAX BAND: A

FIRST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



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.

Ref B001776 Written by: Bill Bye