

## Arlington Court, 89-91 King Street, Brixham, TQ5 9TH



Positioned only a stones throw away from Brixham town and harbour this **ONE BEDROOM GROUND FLOOR FLAT** is being offered for sale with no onward chain. Within a matter of minutes you can be walking along the waters edge enjoying the picturesque marina or stopping at one of the many cafes and restaurants. Internally, the property has been beautifully presented throughout. To the front is a spacious lounge with bay window enjoying sea views and central multi-fuel / log burning stove, to the rear is the modern kitchen with sage green units and ample room for dining table and chairs, this also allows access to the rear courtyard garden which wraps around the property providing a useful outside space. There is also a modern bathroom with shower over bath and bedroom with access to the rear courtyard. Internal viewing is highly recommended.

**£187,500 Leasehold**

## COMMUNAL ENTRANCE

Upvc entrance door. Inner wooden front door.

## ENTRANCE HALL

Exposed timber floor boards.

## LOUNGE 17' 6" x 10' 2" (5.33m x 3.10m) Into bay.

Bay window to front. Exposed timber floor boards. Central brick fire place with multi-fuel burner and tiled hearth. Cupboards either side of chimney breast. Modern radiator. Mosaic tiled strip.

## KITCHEN / DINING ROOM 11' 9" x 7' 4" (3.58m x

2.23m) Gloss sage wall and base units with wood effect worktops and tiled upstands. Inset stainless steel sink with drainer. Four ring electric hob with electric oven under. Space for under counter fridge / freezer. Wall mounted Baxi combi boiler. Ample space for dining table and chairs. Tiled floor. Radiator. Window and Upvc door to rear courtyard. Access to boarded loft storage above bathroom.

## BATHROOM 7' 10" x 5' 5" (2.39m x 1.65m)

Shower bath with curved shower screen and rainfall shower head. Counter top basin on wooden vanity unit. Close coupled W.C. Heated towel rail. Tiled walls and floor. Window to side and rear.

## BEDROOM 10' 1" x 6' 5" narrowing to 9'1" (3.07m

x 1.95m) Exposed timber floors. Radiator. Upvc door to rear courtyard.

## OUTSIDE

### REAR COURTYARD

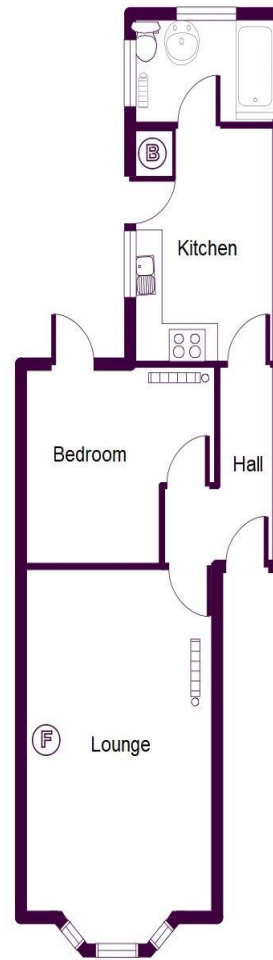
Courtyard garden landscaped with paving, wrapping around the property with pebbled border to rear. Garden shed / store.

### LEASE INFORMATION

We understand the property is held on a 125 year lease from July 2007. This property benefits from owning a share of freehold. Maintenance is split between the flats involved as and when needed. Ground rent £125 per annum. Pets are allowed. Long term letting and holiday letting are both permitted.

### ENERGY PERFORMANCE RATING: D

### COUNCIL TAX BAND: A



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 B001779 Written by: Bill Bye