

Priors Court, New Road, Brixham, TQ5 8NE



Tucked away from the road this **ONE BEDROOM FLAT** is one of only six others located at Priors Court. Brixham's town and harbour are within easy reach via a short walk along New Road. The flat offers an easily run home or lock and leave with the added benefit of an allocated parking space within the Court's own private car park. The top floor flat enjoys a bright kitchen open to the living / dining room with double opening French doors accessing private balcony enjoying open westerly views. The bathroom offers a bath with shower attachment and there is ample storage via the fitted wardrobes in the bedroom. The property is accessed via the external stairs leading to an open terrace area with internal stairs accessing the front door. Internal viewing is highly recommended.

£119,000 Leasehold

ACCESS

The flat is approached via external steps to first floor level which in turn lead via a shared terrace to internal stairs leading to the top floor level. Private door opens to:

ENTRANCE HALL.

Radiator

LIVING ROOM 12' 0" x 11' 7" (3.65m x 3.53m)

Two "Velux" style windows. Radiator. Double opening French Doors with access to balcony.

KITCHEN 10' 0" x 9' 5" (3.05m x 2.87m)

Fitted with a range of weave effect faced wall and base units and worktops with contrasting tiling above. Stainless steel sink. Spaces for washing machine, electric cooker and fridge/freezer, these can be left if required. Window to side. Built in store cupboard. Cupboard housing Worcester gas fired central heating boiler.

BEDROOM 11' 0" x 8' 3" (3.35m x 2.51m)

"Velux" style window. Built in wardrobes. Radiator.

BATHROOM 8' 6" x 4' 10" (2.59m x 1.47m)

Part tiled walls. Suite of panelled bath with shower attachment, pedestal basin and close coupled W.C. "Velux" style window. Radiator.

OUTSIDE

Shared terrace area.

PARKING

Allocated parking space for one car in the private car park.

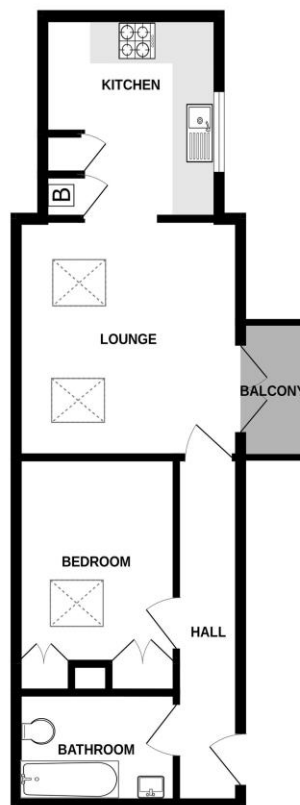
LEASE

The property is held on a 999 year lease from June 1986. Maintenance charge is £450 per annum + £198 contribution towards the insurance. Peppercorn ground rent. We understand that pets are by permission.

COUNCIL TAX BAND: A

EPC RATING: C

ENTRANCE FLOOR
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA : 40.7 sq.m. (438 sq.ft.) 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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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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