

Linden Court South Furzeham Road, Brixham, TQ5 8JA



Wow - sea views and parking! This beautifully presented **ONE BEDROOM FIRST FLOOR APARTMENT** offers a stunning outlook across the inner harbour, picture postcard cottages and the rolling hillside beyond. The bright and airy Living space features a recently installed modern kitchen with integrated appliances, as well as full width windows from which to enjoy the view and an added bonus is the private balcony which widens the view down over the marina, breakwater and across the sea of Tor Bay. Linden Court is situated in the "harbour bowl" area of the town and it is a short walk down, via the various walkways and steps, to the picturesque and vibrant harbour. Furzeham Green is only a short walk away with Battery Gardens and the delightful Fishcombe Cove only a little further. There is a double size Bedroom with built-in wardrobe and an attractively presented Bathroom. A key feature is the allocated parking space and there are communal gardens and laundry room. The Apartment is fitted with gas fired central heating radiators and double glazing has been installed. Currently a successful holiday let, it would alternatively make an excellent second home or a superb permanent home.

£274,000 Share of Freehold

COMMUNAL ENTRANCE

Steps rise from car parking area to UPVC framed double glazed entrance door, with coded security lock, opening into Communal Entrance Area. Steps rise up to Balcony walkway access to Flats. UPVC framed double glazed door, with opaque glass, opening to ...

ENTRANCE HALL

Hatch to loft void. Deep shelved airing cupboard housing the hot water tank.

OPEN PLAN LIVING ROOM 16' 7" x 15' 11" (5.05m x 4.85m) maximum dimensions

A lovely bright open plan room with UPVC framed double glazed picture window along one wall enjoying the fabulous harbour views. Ample space for seating and dining areas. Radiator. Shelved storage cupboard - ideal for storing beach toys etc.

KITCHEN

Modern two-tone kitchen with white base units and wood effect wall units. Quartz worktops and upstands. Inset stainless steel sink with worktop drainer and glass splash back. Bosch electric hob with glass splashback, cooker hood over and double electric oven under. Integrated under counter fridge freezer and integrated slim line dish washer. Integrated microwave.

BEDROOM 1 11' 8" plus depth of wardrobe x 7' 6" (3.55m x 2.28m) A lovely double size room. UPVC framed double glazed window. Radiator. Built-in mirror sliding door wardrobe.

BATHROOM

White suite of panelled bath with glass shower screen and Mira electric shower over. Pedestal washbasin and close coupled W.C. Heated towel rail. Radiator. High level UPVC framed double glazed window with opaque glass. Cream marble effect wall tiling. Mirrored medicine cabinet.

GOOD SIZE BALCONY

A lovely size Balcony area with space for patio table and chairs and enjoying the stunning views - an ideal area for relaxing and watching the waterside activity. Cream ceramic floor tiling. Galvanised balustrade.

OUTSIDE

ALLOCATED CAR PARKING SPACE off South Furzeham Road.

COMMUNAL GARDEN

laid primarily to lawn and, again, enjoying the lovely views.

COMMUNAL LAUNDRY ROOM

GENERAL INFORMATION - as supplied by seller

The Apartment is held on a 999 year lease from 2005 and the owners of each Apartment own a share in the Freehold. Linden Court Management Company (Brixham) Limited. The current Service Charge is approximately £750 per annum to include buildings insurance, garden maintenance, window cleaning, laundry room, maintenance of communal areas and heating for each Apartment (run between October and April). No pets are allowed.

COUNCIL TAX:

The Apartment is currently commercially rated for Business Rates

ENERGY PERFORMANCE BAND: C

Ground Floor



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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