

## Prince William Court, New Road, Brixham, TQ5 8PD



**A PURPOSE BUILT ONE BEDROOM FIRST FLOOR FLAT** in the perfect location for easy level access into the town centre. Bolton Cross and the town centre is less than a quarter of a mile virtually level walk along the wide footpath of New Road, with the bustling harbour and waterfront being just a little further. The main Brixham to Torquay bus route stops right outside. The flat offers easy living with a layout that is easy to maintain. The living room is a good size and features a bow window with a wide display sill whilst the kitchen is fitted in a range of wood effect units. The bedroom is a good size double with a built in wardrobe whilst the bathroom has smart ceramic wall tiling and a modern white suite to match. An added benefit are the parking spaces available within Prince William Court available on a first come first served basis. There is a security entrance system, uPVC framed double glazed windows and gas fired central heating installed.

**£105,000 Leasehold**

## GROUND FLOOR

Security entrance door and stairs lead to:

## FIRST FLOOR

Private front door to:

### ENTRANCE HALL

Two large store cupboards.

**LIVING ROOM 16' 2" x 10' 4" (4.93m x 3.15m) To Bay 18'4"** Feature bow window with wide display sill. Radiator.

### KITCHEN 9' 9" x 6' 9" (2.97m x 2.06m)

Range of wood effect wall and base units with granite effect worktops and tiled surrounds. Stainless steel sink. Spaces for electric cooker, washing machine, fridge and under counter freezer. Extractor fan. Walk in pantry with wall mounted gas fired central heating boiler.

### BEDROOM 13' 2" x 8' 9" (4.01m x 2.67m)

Built in wardrobe.

### BATHROOM/W.C.

White suite of panelled bath with mixer tap, shower attachment and shower screen with tiled surround, as well as pedestal basin and close coupled W.C. Heated towel rail and radiator.

### PARKING SPACE

There are a number of parking spaces available within Prince William Court which operate on a first come first serve basis.

### OUTSIDE

Bin store and drying area for the use of Prince William Court residents.

### NOTES

LEASE: 125 years Lease from August 2011.

SERVICE CHARGE: £90.26 per month include ground rent and maintenance of communal areas.

MANAGEMENT COMPANY: Sanctuary House

We understand that holiday letting is not allowed and that officially no pets are allowed.

**COUNCIL TAX BAND: A**

**ENERGY PERFORMANCE: C**

### AGENTS NOTES

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.



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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