

## Saxon Heights, New Road, Brixham, TQ5 8NH



With Brixham's town and harbour on your doorstep, this **TWO BEDROOM PURPOSE BUILT APARTMENT** offers a hard to beat location, complete with allocated and guest parking. Saxon Heights itself is a high end complex of apartments benefiting from a central lift, communal garden and well maintained surroundings. Internally the apartment offers two spacious bedrooms both with open views, the principal enjoying mirror fronted built in wardrobes. A bathroom with shower over bath and lounge which flows through to the fitted kitchen with integrated appliances. The property is offered for sale with **NO ONWARD CHAIN** and is ready for a new owner to make it their own.

**£205,000 Leasehold**

## GROUND FLOOR ENTRANCE LOBBY

Lift and stairs serving all floors. Private front door from second floor landing opens to:

## ENTRANCE HALL

Large airing cupboard with fitted shelving. Night Storage heater.

**LIVING / ROOM 18' 9" x 10' 9 (5.71m x 3.27m) overall** Outlook over the town.

**KITCHEN 10' 0" x 7' 7 (3.05m x 2.31m) overall maximum** An attractive and practical shape with a delightful open view. Fitted with a comprehensive range of white faced wall and base units with granite effect worktops and complimenting wall tiling. Fitted Bosch halogen hob with fitted Bosch oven under and concealed cooker hood over. Fitted Bosch washer/dryer and built in Bosch fridge and freezer.

**BEDROOM 1 20' 7" x 9' 4 (6.27m x 2.84m)**  
Built in mirror fronted wardrobe. Night Storage heater.

**BEDROOM 2 19' 6" x 9' 2 (5.94m x 2.79m)**  
Electric panel heater.

## BATHROOM

Part tiled walls. White scalloped edge suite of panelled bath in tiled surround with shower, pedestal basin and close coupled W.C. Heated towel rail. Large wall mirror with light over.

## OUTSIDE

## PARKING

Allocated parking space - although a car is not needed in this location. Separate visitor parking.

## LEASE DETAILS

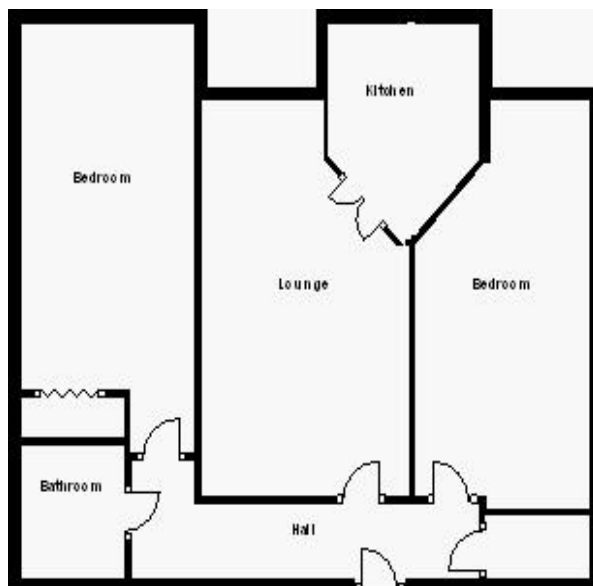
The property is held on a 125 year lease from May 1997. Ground rent is £100 annually. Maintenance charges approximately £2,500 annually to cover buildings insurance, communal area cleaning, heating, lighting and communal grounds gardening. Water rates. Lift maintenance. Holiday letting is not allowed. Long term letting is allowed as well as pets. Saxon heights has an active residence association and is managed by 1st Port.

**COUNCIL TAX BAND: D**

**ENERGY PERFORMANCE RATING: B**

## BROADBAND AND MOBILE

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.

Ref B001884 Written by: Bill Bye