

## Alma Road, Brixham, TQ5 8QR



A purpose built, **TWO BEDROOM FIRST FLOOR FLAT**, being one of just four in a block, ideally located 0.7 miles from Brixham harbour and town centre. Alma Road is in the popular Furzeham side of Brixham and has local facilities nearby, including shops at Pillar Avenue and nearby bus service. There are many coastal and country walks nearby including Battery Gardens and Churston Woods.

This light and bright, flat offers good size, modern accommodation, comprising lounge/dining room with fitted kitchen leading off, two double bedrooms and bathroom/w.c. along with a useful utility/storage cupboard. A pleasant open outlook is also enjoyed to the rear. Gas central heating and double glazing are installed. The flat benefits from a single garage with parking space to front.

A great investment opportunity for rental or first-time purchase.

**£174,950 Leasehold**

Communal steps leading from the front of the block to the first floor.

#### **ENTRANCE HALL.**

Double glazed entrance door. Loft access hatch. Radiator. Oak style panel doors to:

#### **UTILITY/STORAGE.**

Fitted worktop with space/plumbing beneath for washing machine.

#### **LOUNGE/DINING ROOM. 13' 5" x 13' 10" (4.09m x 4.21m)**

Double glazed window to rear enjoying an open outlook. Radiator. Half glazed oak style door to:

#### **KITCHEN. 7' 10" x 7' 11" (2.39m x 2.41m)**

Range of cream faced fitted wall and base cupboards. Wood effect working surfaces with inset one and a quarter bowl stainless steel sink and drainer. Built in electric oven with four burner gas hob and cooker hood over. Spaces for under worktop fridge and freezer. Wall mounted 'Baxi' boiler. Double glazed window to rear with open outlook.

#### **BEDROOM 1. 11' 4" x 9' 7" (3.45m x 2.92m)**

Double glazed window to front. Radiator.

#### **BEDROOM 2. 11' 4" x 9' 7" (3.45m x 2.92m)**

Double glazed window to front. Radiator.

#### **BATHROOM/W.C.**

Comprising white suite of panelled bath with fitted shower over and shower screen to side. Pedestal wash basin and low-level W.C. Radiator. Built in linen/storage cupboard.

#### **OUTSIDE.**

#### **GARAGE (IN SEPARATE BLOCK). 16' 4" x 8' 2" (4.97m x 2.49m)**

Up and over door to front. Pitched roof with mezzanine storage area.

#### **PARKING.**

Parking to the front of the garage.

#### **GENERAL INFORMATION.**

The Flat is held on a 999 year Lease from 29th September 1980 with a ground rent of £20 per annum.

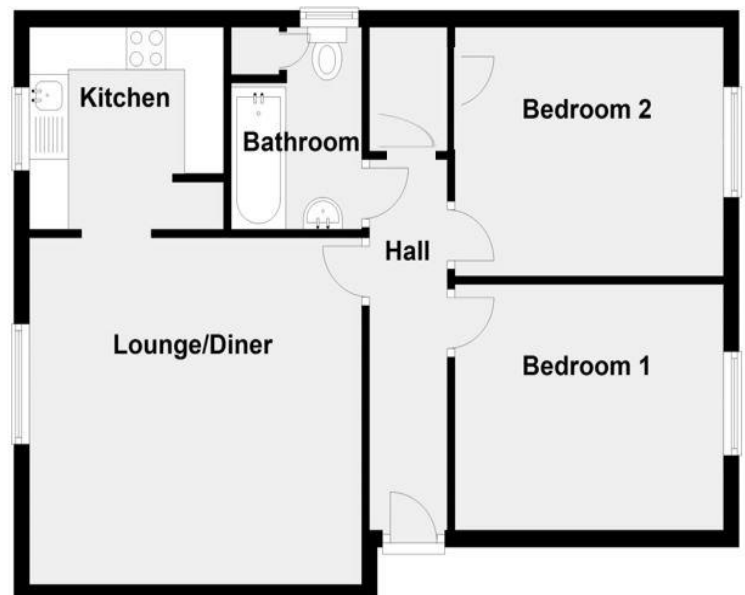
The current maintenance charge is £1832.00 which includes buildings insurance, exterior maintenance and communal area maintenance.

**COUNCIL TAX BAND: B**

**ENERGY RATING: C**

#### **BROADBAND AND MOBILE INFO**

The Ofcom website indicates that standard, super fast and ultrafast broadband is available in this area. Please check with your provider for mobile coverage.



#### **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 B0001899 Written by: R.C