

Kingswater Court, Nelson Road, Brixham, TQ5 8BH



Located in the popular Furzeham area of Brixham this purpose built **TWO BEDROOM GROUND FLOOR FLAT** is well located with easy access to Furzeham Green and some beautiful coastal scenery. Brixham town itself is less than half a mile away with a bus service passing by on Higher Furzeham Road. The property itself is a spacious ground floor flat with the added benefit of private patio gardens to the front and rear. As you enter via the front porch you are welcomed by the spacious lounge / dining room, sliding patio doors are to the front whilst the fitted kitchen is to one side. There is a large shower room accessed off the central hallway with two large storage cupboards. The two bedrooms are to the rear, the principal room having access to the rear patio garden. A **SINGLE GARAGE** is located in the block opposite.

£240,000 Leasehold

ENTRANCE PORCH

Covered entrance with UPVC front door. Space for shoes and coats. High level consumer unit. Inner door.

LOUNGE / DINER 18' 4" narrowing to 14'10" x 13' 6" (5.58m x 4.11m) Sliding patio door to front patio. Two night storage heaters.

KITCHEN 7' 8" x 7' 5" (2.34m x 2.26m)

Wall and base units with marble effect worktops. Stainless steel sink with drainer. Four ring electric hob with cooker hood over and electric oven under. Space for washing machine and space for freestanding fridge freezer. Window to front.

INNER HALL

Two large storage cupboards one housing Ariston water heater.

SHOWER ROOM

Large shower cubicle with electric shower. Close coupled W.C. Pedestal wash basin.

BEDROOM 1 13' 6" x 9' 2" (4.11m x 2.79m)

Window and door to rear patio. Electric heater.

BEDROOM 2 9' 8" x 7' 6" (2.94m x 2.28m)

Window to rear. Electric heater.

OUTSIDE

BACK GARDEN

Private patio garden to rear with pedestrian access.

FRONT GARDEN

Small private patio garden accessed via lounge.

GARAGE

Garage located in block opposite property.

LEASE INFORMATION

The flat is held on an original 999 year lease from 1993 with an approximate maintenance and ground rent charge of £550 - £600 per annum (paid 6 monthly). Holiday letting is not permitted and pets by permission (as long as they do not cause a nuisance). Management is done by Kingswater Court Ltd.

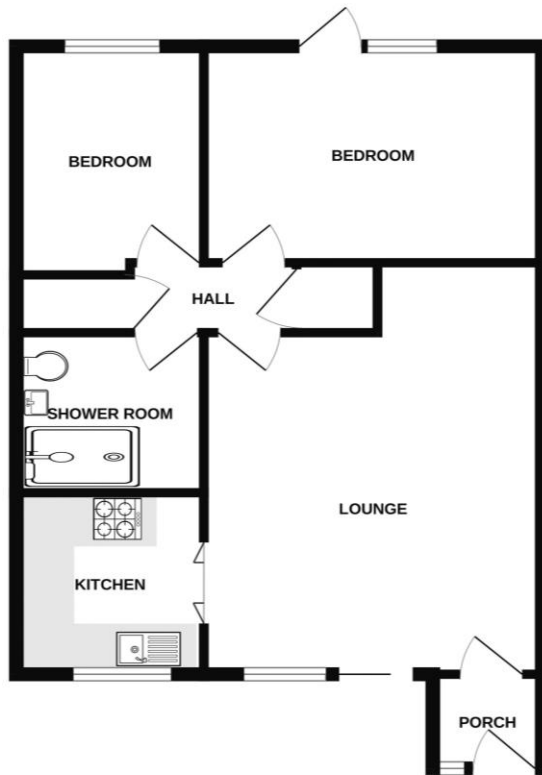
ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C

MOBILE AND BROADBAND

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.

GROUND FLOOR
54.0 sq.m. (581 sq.ft.) approx.



TOTAL FLOOR AREA : 54.0 sq.m. (581 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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