

## Lands Court, Marina Drive, Brixham, TQ5 9BE



This purpose build **FIRST FLOOR TWO BEDROOM FLAT** is being offered for sale with **NO ONWARD CHAIN**. Located on the ever-popular Marina Drive means you are walking distance away from the Berry Head Nature Reserve and less than half a mile away from Brixham's town and harbour. The property is accessed via a communal entrance lobby and stairs. The private entrance door opens to a hallway with large cupboard featuring a water tank and plumbing for washing machine. The lounge has a large picture window with sea views between the rooftops, whilst the adjacent kitchen has an open outlook down Marina Drive. The two bedrooms are of good size with a built-in wardrobe, along with a central bathroom. The property is in need of refurbishment throughout, but offers a wealth of potential.

**£189,950 Leasehold**

## COMMUNAL ENTRANCE HALL

With stairs to first floor.

## ENTRANCE HALL

Large cupboard with plumbing for washing machine and water tank above.

## LOUNGE 16' 11" x 12' 8" (5.15m x 3.86m)

Window. Night storage heater.

## KITCHEN 9' 2" x 7' 5" (2.79m x 2.26m)

Range of wall and base units with wood effect working surfaces. Stainless steel sink and drainer. Oven and electric hob. Hot water tank. Electric heater. Window.

## BEDROOM 1 12' 10" x 9' 10" (3.91m x 2.99m)

Night storage heater. Built-in cupboard. Window.

## BEDROOM 2 12' 0" x 7' 3" (3.65m x 2.21m)

Window.

## BATHROOM 8' 0" x 5' 11" (2.44m x 1.80m)

Bath with shower over. Low level W.C. and pedestal washbasin. Tiled walls. Window. Electric heated towel rail.

## OUTSIDE

Communal grounds.

## GENERAL INFORMATION

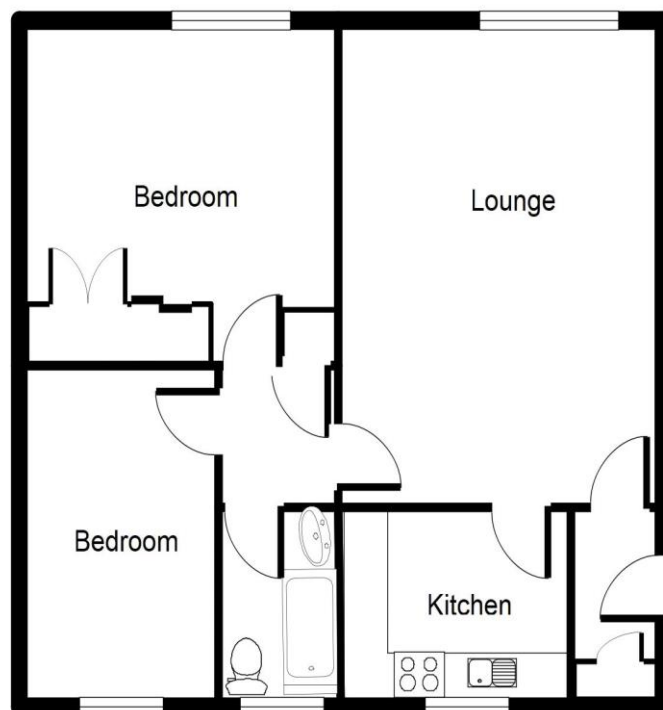
The property is held on a 999 year lease from August 1964. Ground rent is £12 per annum. 2024 maintenance charge was circa £750. Long term letting is allowed.

## COUNCIL TAX BAND: B

## ENERGY PERFORMANCE BAND: F

## AGENTS NOTE

The Ofcom website indicates that broadband and limited mobile reception is available at this property. Electric and water are both on mains supply with a mains drainage connection. There is no gas supply.



## 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 B002009 Written by: Bill Bye