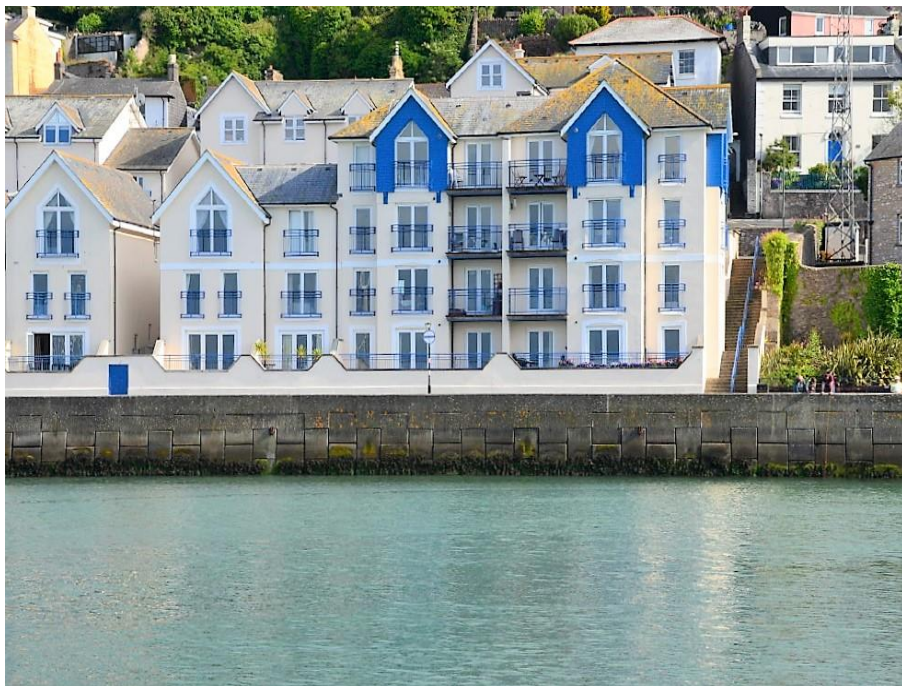


## Moorings Reach, Brixham, TQ5 9TB



Located right on the water's edge, this beautifully presented **TWO BEDROOM APARTMENT** is being offered for sale with **NO ONWARD CHAIN**. The property offers some of the best sea and harbour views in Brixham, along with the added benefit of an allocated parking space and lift access. Internally, there are two spacious double bedrooms, both currently laid out as twin rooms with built in wardrobes, the principal room having a modern en-suite. The real feature of the apartment is the open plan lounge / dining room, this makes the most of the view with two Juliet balconies, and flows through to the fitted kitchen with integrated appliances and access to the composite decked balcony, perfect for al-fresco dining and soaking up the stunning views. A contemporary style shower room completes the internal accommodation. Moorings Reach itself is a very well maintained development located in the heart of Brixham, within easy walking distance of the town centre.

**£465,000 Leasehold**

## COMMUNAL ENTRANCE

Telecom entrance door. Lift access and stairwell.  
Leading to:

## ENTRANCE HALL

Timber entrance door. Large twin built in store cupboards. Radiator.

## LOUNGE/ DINER 17' 2" x 17' 0" (5.23m x 5.18m)

**Reducing to: 14'3"** Open sea view towards Breakwater and across the bay. Tilt and turn double glazed double doors with additional tilt and turn door to side, each with Juliette balconies. Radiator. Furniture to stay.

## KITCHEN 9' 9" x 9' 6" (2.97m x 2.89m)

Range of cream wall and base units with granite effect worktops and inset 1 1/2 sink with drainer. Fitted double oven and four ring electric hob with overhead hood. Washing machine, integrated tumble dryer and integrated fridge/ freezer. White goods included in sale. Wall mounted gas fired boiler. UPVC framed double glazed doors to balcony.

**BEDROOM 1 10' 2" x 8' 8" (3.10m x 2.64m) Plus door recess:** Double room with triple width built in wardrobes and mirrored fronts. Radiator. Currently laid out as twin room. Beds to be included in sale.

## EN-SUITE 5' 7" x 5' 5" (1.70m x 1.65m)

Corner shower enclosure with modern shower panelling. W.C in concealed cistern. Basin on modern vanity unit.

## BEDROOM 2 9' 8" x 9' 1" (2.94m x 2.77m)

Built in wardrobe. Radiator. Currently laid out as twin room. Beds to be included in sale.

## BATHROOM 6' 6" x 5' 6" (1.98m x 1.68m)

Walk in shower in modern composite wood effect shower panelling. Basin on vanity with integrated W.C. Granite effect worktops and splashbacks. LED mirrored vanity unit above basin. Heated towel rail.

## OUTSIDE

### BALCONY

Composite decking. Glorious open sea views across bay.

## ALLOCATED PARKING

There is an allocated car parking space in the forecourt. Forecourt has fenced recycling and refuse storage area.

## GENERAL NOTES:

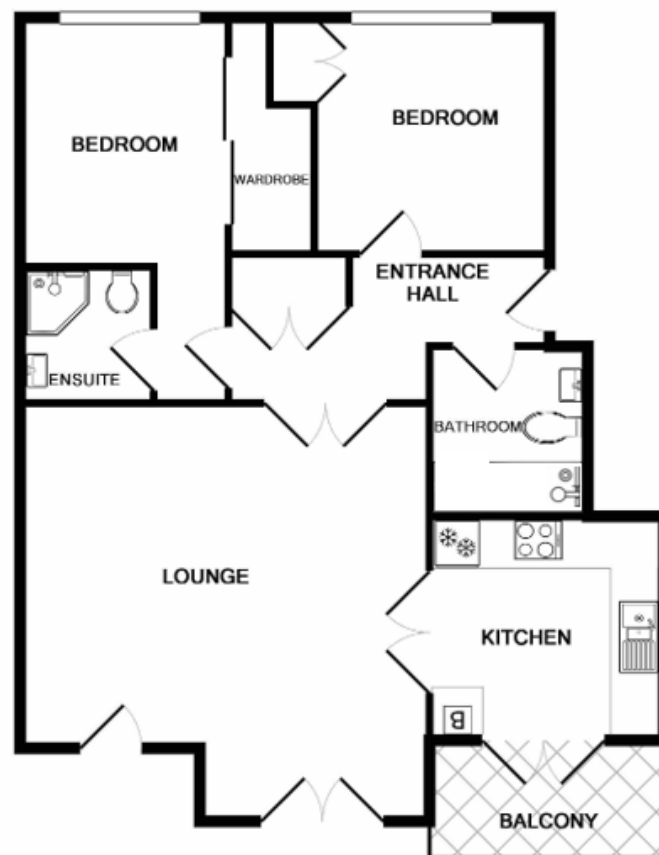
Original 999 year lease from 1997. Annual maintenance charge of £3,109.25. Pets and long term letting are allowed. Management company - Larchfield.

## COUNCIL TAX BAND: E

## ENERGY PERFORMANCE: C

## AGENTS NOTES:

The property is connected to mains services and drainage. The Ofcom website indicates that broadband is available. Please check with your mobile 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 B002032 Written by: Bill Bye