



Wren Court Bolton Street, Brixham, TQ5 9AD

EricLloyd
&Co.

www.ericlloyd.co.uk



£110,000 Leasehold

Located within the well-regarded Wren Court development on Bolton Street, this spacious TWO BEDROOM FIRST FLOOR FLAT is designed specifically for the over 60s, offering both comfort and convenience in a central Brixham location. The property also comes with the added benefit of being sold with NO ONWARD CHAIN. With a bus stop directly outside and the town centre within easy reach, residents benefit from an excellent location.

Wren Court provides peace of mind with a part-time on-site warden and a fitted pull cord alarm system, while also offering the independence of private living. Parking is available on a first-come, first-served basis for residents.

The property is accessed via a welcoming entrance hall, complete with an airing cupboard housing a modern compact hot water tank. All heating is provided by Fischer Future Heat electric radiators, each with individual thermostat and timer controls for efficiency and ease of use.

The lounge/dining room is a comfortable and light-filled space. An archway leads seamlessly into the kitchen, which is equipped with a range of cream wall and base units, marble-effect worktops, tiled splashbacks, and a stainless-steel sink. A freestanding electric oven, fridge, and freezer are included in the sale, and there is also space for a washing machine.

The property offers two good-sized bedrooms. Bedroom one is a spacious double room and comes complete with a set of high-quality freestanding wardrobes, which will remain with the flat. Bedroom two is also a generous room, with useful fitted shelving included.

The bathroom is fitted with a bath in a tiled surround, complete with an electric shower over, shower curtain, W.C., and pedestal basin. A window provides natural ventilation, and the room also benefits from a Fischer electric radiator with towel rail attachment.

For added convenience, the flat has its own satellite dish in addition to the communal TV aerial points provided by the development, allowing residents flexibility in entertainment and connectivity.

Externally, Wren Court enjoys a pleasant communal setting with areas of shared garden and seating. Its central position on Bolton Street ensures that everything Brixham has to offer – from its charming harbour and waterfront to shops, and healthcare services – is close at hand.

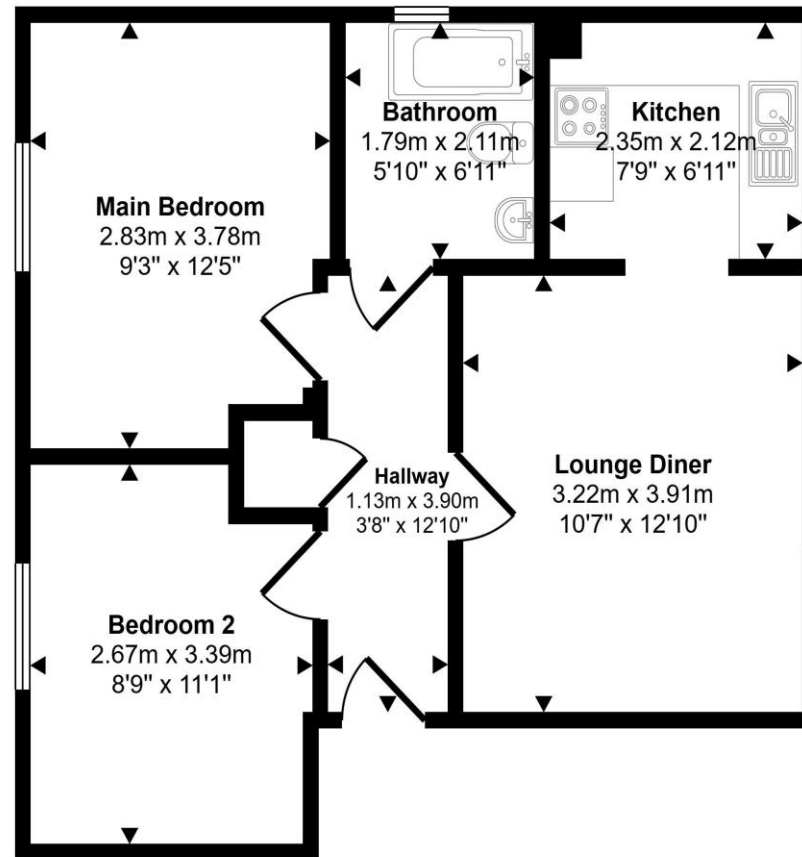
LEASE DETAILS.

The property is held on a 125 year lease from January 1990. There is a monthly maintenance charge of £256.66 this includes communal cleaning, lighting repairs. Buildings insurance. Water rates. Part time warden. Ground rent is £72.75 per annum. This development is restricted to the over 60's. Subletting is allowed subject to permission. Pets are allowed with permission.

The property is fitted with a smart electric meter.



Approx Gross Internal Area
48 sq m / 517 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: B

AGENTS NOTES: This property is on all mains services, however there is no gas supply. Heating and hot water is electric. The vendor informs us that fiber optic broadband is connected.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.