

Kingswater Court, Nelson Road, Brixham, TQ5 8BH



Kingswater Court is a sought-after development ideally positioned on the level, right next to Furzeham Green with its outstanding scenery.

This bright and spacious **FIRST FLOOR APARTMENT** welcomes you with an open plan Lounge/Dining Room featuring patio doors onto a charming Juliette balcony, offering pleasant views toward the Green.

An inviting archway leads to a well-appointed Kitchen with a good range of units.

Off the Inner Hall, you'll find two comfortable double Bedrooms and a stylish Shower Room.

Outside, enjoy the convenience of a pitched roof Garage in an adjacent block, along with available visitor parking spaces, making living here both relaxed and enjoyable.

There is UPVC framed double glazing and heating is by electric radiators.

£215,000 Leasehold

CANOPIED PORCH with UPVC entrance door opening to

...

ENTRANCE PORCH with stairs up to ...

OPEN PLAN LOUNGE/DINING ROOM 16' 11" x 15' 7"
(5.15m x 4.75m) **reducing to 12'** A lovely bright spacious room with double glazed patio doors with Juliette balcony and enjoying a pleasant view towards Furzeham Green. Built-in useful store cupboard. Two electric radiators. Open arch through to ...

KITCHEN 8' 0" x 7' 8" (2.44m x 2.34m)

Fitted with a range of white faced wall and base units with wood block effect worktops. Inset stainless steel and drainer. Fitted electric oven with inset 4 ring electric hob with cooker hood over. Spaces for washing machine and fridge/freezer.

INNER HALL

Access to loft void. Built-in shelved cupboard.

BEDROOM 1 10' 5" x 10' 3" (3.17m x 3.12m)

Electric radiator.

BEDROOM 2 9' 8" x 7' 9" (2.94m x 2.36m)

Electric radiator.

SHOWER ROOM 6' 9" x 6' 3" (2.06m x 1.90m)

Good size shower enclosure with Mira shower. Vanity unit with basin. Close coupled W.C. Shaver light and point. Heated towel rail.

OUTSIDE

PITCHED ROOF GARAGE

Located in adjacent block. Up-and-over door. Power and light.

VISITORS PARKING

There are two visitor parking spaces.

COMMUNAL GROUNDS

Kingswater Court stands in pleasant communal gardens.

GENERAL INFORMATION LEASE:

Original 999 year Lease from 1992. Management is done by Kingswater Court Ltd. 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).

COUNCIL TAX BAND: C

ENERGY PERFORMANCE BAND: C

MOBILE AND BROADBAND

The Ofcom website indicates broadband and mobile reception is available at this property. Electric, water are all on mains supply, with mains drainage connection.



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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