

Kingswater Court Nelson Road, Brixham, TQ5 8BH



Located next to picturesque Furzesham Green is this delightful **TWO BEDROOM FIRST FLOOR APARTMENT** with **GARAGE**, offered for sale with **NO ONWARD CHAIN**. The property would make a safe and secure residence. Kingswater Court is a small development situated in a level position and is within easy reach of Battery Gardens with its scenic walks. The town centre and harbour are less than a quarter of a mile away, and there is a bus stop at the end of the road. Set back from Nelson Road, Kingswater Court is approached through stone pillars with a driveway leading to well landscaped communal gardens and a garage located in a separate block with additional parking in front. No 2 features a bright and spacious Living Room with patio doors opening to a Juliette balcony enjoying a sea view and a view over to Furzesham Green. The Kitchen is well fitted with gloss cream units, built-in appliances and a useful Breakfast bar. The property benefits from the renowned Fischer heatcore radiator electric heating and UPVC framed double glazing is in place throughout.

£220,000 Leasehold

GROUND FLOOR Security door shared with Flat 4 giving access to Lobby where stairs rise to First Floor Landing. Door into ...

FLAT 2 - ENTRANCE HALL Electric radiator. Hatch to loft void. Telephone entry system. Airing cupboard housing hot water boiler. Deep store/coat cupboard.

BRIGHT LIVING ROOM 17' 3" x 14' 11" (5.25m x 4.54m) A spacious, dual aspect room with ample space for sitting and dining furniture. Electric radiator. Wall mounted black contemporary electric fire. UPVC framed double glazed window to side and sliding French doors opening to Juliette balcony enjoying a view towards Furzeham Green and with a sea view.

SMART KITCHEN 9' 11" x 7' 8" (3.02m x 2.34m) Gloss cream faced wall and base units with granite effect working surfaces. Inset cream sink and drainer with mixer tap. Inset electric hob with cooker hood over. Space for washing machine. Built-in Hotpoint double oven. Breakfast bar. Integrated fridge and freezer. Wood effect laminate flooring.

BEDROOM 1 13' 5" including depth of wardrobe x 9' 1" (4.09m x 2.77m) UPVC framed double glazed window. Electric radiator. Built-in range of sliding door fitted wardrobes along one wall.

BEDROOM 2 8' 7" x 7' 8" (2.61m x 2.34m) UPVC framed double glazed window. Electric heater.

SHOWER ROOM 7' 4" x 6' 3" (2.23m x 1.90m) White pedestal washbasin and low flush W.C. Tiled shower cubicle with Mira electric shower. Heated towel rail. UPVC framed double glazed window.

OUTSIDE

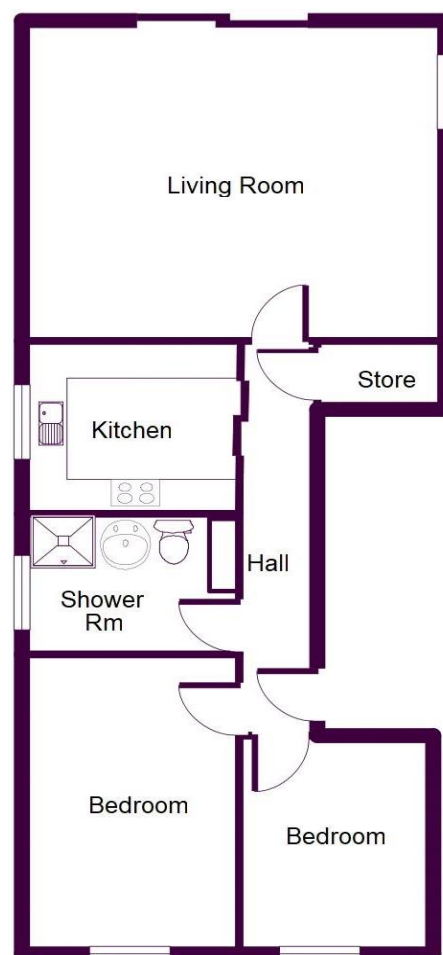
COMMUNAL GARDEN Attractive stone gate posts lead through to driveway to Communal grounds landscaped with lawn, flower borders and gravel areas.

PITCHED ROOF GARAGE in adjacent block with up-and-over door and brick paver parking space in front.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE BAND: E

GENERAL INFORMATION - As supplied by our seller 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.



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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