



Library Shot

7 Linden Court South Furzeham Road, Brixham, TQ5 8JA
Leasehold - Share of Freehold Flat - First Floor
Asking Price £265,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Enjoying panoramic sea, harbour and marina views, this beautifully presented one bedroom first floor apartment occupies a superb position within Brixham's sought-after harbour bowl. The elevated outlook stretches across the colourful inner harbour and hillside towards the breakwater and Torbay. An allocated parking space is a particularly valuable addition in this location.

The bright and spacious open-plan living room and kitchen features a wide picture window framing the spectacular outlook. There is ample space for seating and dining, while the recently installed contemporary kitchen has quartz worktops and integrated Bosch cooking appliances, fridge/freezer, dishwasher and microwave.

A real highlight is the private balcony, with space for a patio table and chairs and wonderful views across the harbour and bay – the perfect spot to sit and watch the boats come and go. There are attractive communal gardens enjoying a similarly impressive outlook.

The accommodation includes a comfortable double bedroom with built-in mirrored wardrobe and an attractively presented bathroom. Further benefits include useful storage, double glazing, central heating and a communal laundry room.

Linden Court is ideally positioned within walking distance of Brixham harbour, waterfront and town centre, with its excellent choice of shops, cafés and restaurants. Furzeham Green, Battery Gardens and Fishcombe Cove are also nearby. Currently a successful holiday let, the apartment would equally make an excellent permanent home or coastal lock-up-and-leave.

The apartment is held on a 999-year lease from 2005, with each owner also holding a share of the freehold through Linden Court Management Company Ltd. The service charge is approximately £1000 per annum and, as advised by the seller, includes buildings insurance, garden and communal area maintenance, window cleaning, laundry facilities and apartment heating from October to April. An allocated parking space is included. Pets are not permitted. The property is currently commercially rated for Business Rates.

Council Tax Band: Exempt

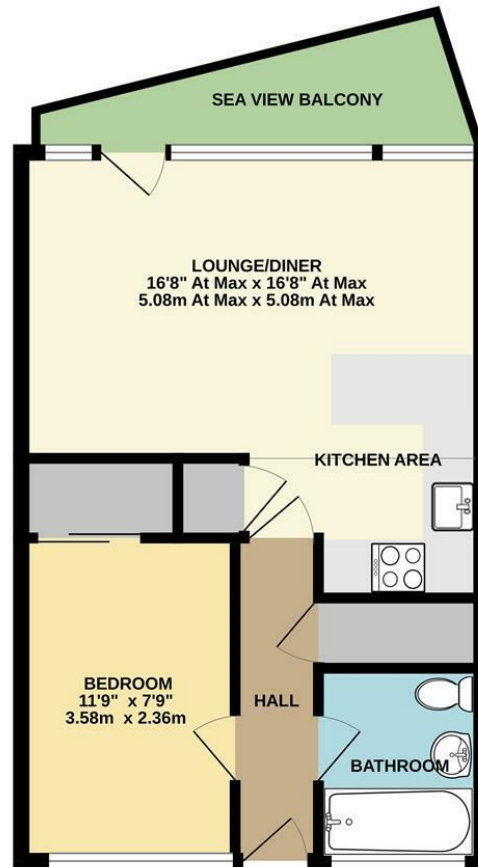


- Panoramic sea, harbour and marina views
- Allocated off-road parking space
- Walking distance to harbour and town
- Spacious private balcony
- Stylish recently installed modern kitchen
- Rarely available - last one sold over a decade ago



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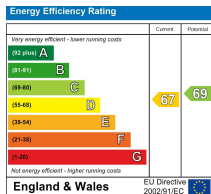




GROUND FLOOR

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Current EPC Rating: D



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