

Flat 7, Albion Court Castor Road, Brixham, TQ5 9PY
Leasehold Flat - First Floor
£145,000

boycebrixham

email property@ljboyce.co.uk call 01803 852736

A beautifully presented two bedroom first floor flat, offering stylish, contemporary accommodation with a smart modern finish throughout. Situated in a popular and convenient location, the property is just a 10-minute walk from Brixham's bustling town centre and picturesque harbour. Everyday amenities are close at hand, including a Spar convenience store just a few yards away, whilst three of Brixham's primary schools and a variety of lovely coastal and countryside walks are also within easy reach.

The flat has been tastefully presented throughout, creating a bright, welcoming and comfortable home that is ready to move straight into. Accessed via a private stairway shared with just one other flat, the accommodation includes a generously proportioned lounge/diner, beautifully finished in a contemporary style, providing an inviting space for both relaxing and entertaining. The light and airy kitchen enjoys a pleasant open outlook, whilst the two bedrooms comprise a good-sized principal double bedroom and a versatile second bedroom, ideal for guests, a home office or occasional use.

The spacious bathroom is equally well presented, with a smart, modern finish, and a particularly useful large storage cupboard provides excellent additional practicality.

Comfort and efficiency are well catered for, with gas central heating supplied by a modern Vaillant combination boiler, together with uPVC double glazing throughout. Constructed in approximately 2002, the flat offers the benefits of a relatively modern building, making it an appealing, low-maintenance and economical home.

Outside, the property benefits from its own allocated parking space, a particularly welcome feature in such a convenient location. There is also a communal garden to the rear of the development, providing an attractive outdoor space for residents to enjoy.

An excellent opportunity for first-time buyers, those looking to downsize or purchasers seeking a stylish, easily managed home close to the heart of Brixham.

LEASE DETAILS: The property is held on a 999-year lease commencing in 2002. The annual service charge is approximately £610, which includes external maintenance, buildings insurance, monthly window cleaning and ground rent.

Council Tax Band: A

2 1 1

- Stylish Two Bedroom Flat
- With Off Road Parking
- Communal Garden Area
- Super Convenient Location
- Well Presented Throughout
- Leasehold / Council Tax Band A









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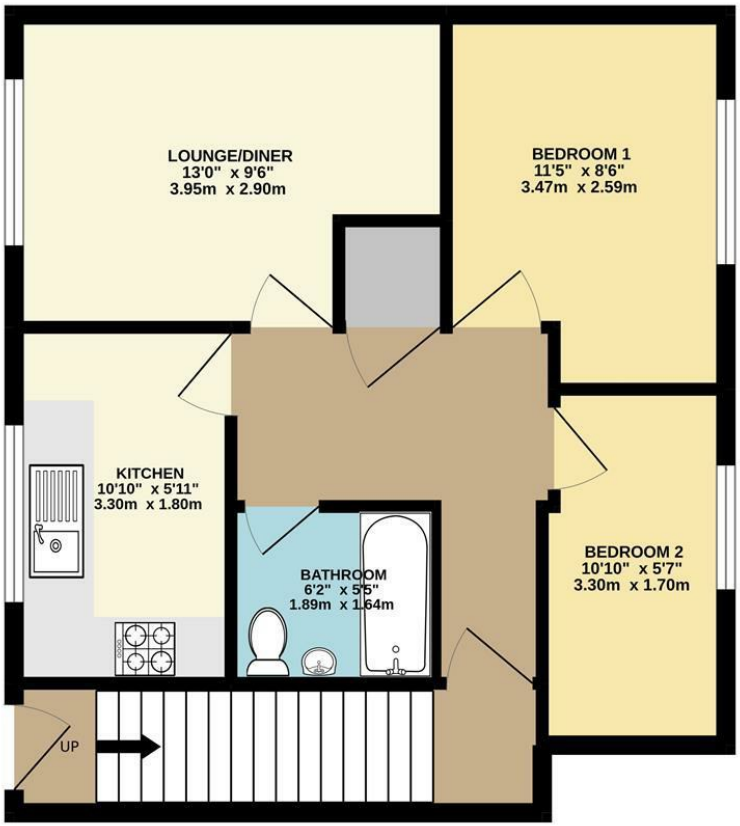




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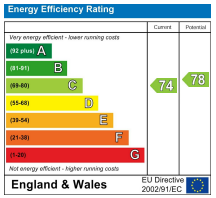
FIRST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating: C



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