



4 Wren Court Bolton Street, Brixham, TQ5 9AD
Leasehold Flat - Ground Floor
£85,000

boycebrixham
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A conveniently positioned and freshly presented ground-floor retirement apartment, situated within Wren Court, one of Brixham's few purpose-built retirement developments. The property has recently been refreshed throughout, including brand-new carpets and newly renewed light, neutral décor, creating a bright, clean and welcoming home that is ready for its new owner to enjoy.

Wren Court offers excellent peace of mind and security, being a fully managed development with an on-site Site Manager. Strictly for the over 60s, the development provides a friendly and comfortable environment ideally suited to retirement living.

Located less than half a mile from Brixham's picturesque Harbour and main Town Centre, the apartment is particularly well placed for accessing a wide range of everyday amenities. Local shops and Brixham Hospital are also close at hand, making this an excellent choice for those wishing to remain within easy walking distance of the town and its facilities. The apartment occupies a convenient ground-floor position and benefits from electric heating and double glazing throughout. The newly refreshed presentation, with brand-new carpeting and fresh light décor throughout, gives the accommodation a particularly smart and inviting feel. The kitchen provides plenty of cupboard and worktop space and is finished in a neutral style, while the shower room has been fitted with a modern white suite with wet room style shower.

There are off-road parking spaces available within the development on a first come, first served basis. Wren Court also benefits from external CCTV security together with a 24-hour Piper Haven Emergency Helpline System installed within each apartment. The Site Manager is on duty Monday to Friday between 9.00am and 1.00pm and has an office within the development.

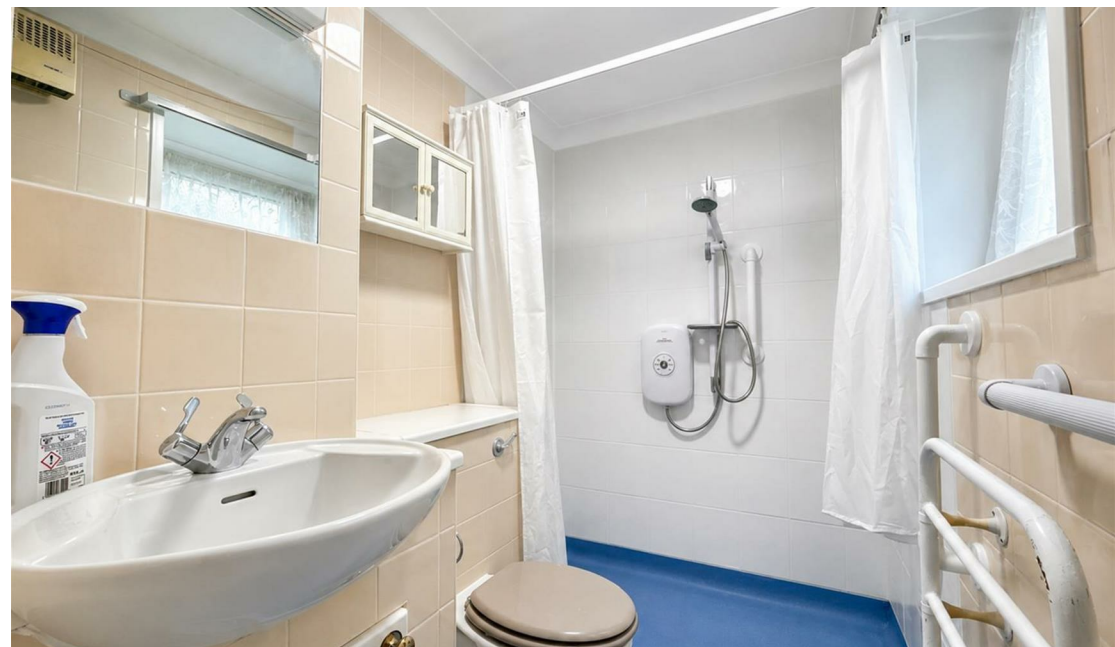
The current service charge is £_____ per month and includes full water rates, buildings insurance, exterior maintenance, upkeep of the garden areas, communal lighting and cleaning, on-site FirstPort management services and window cleaning. The following information should be verified by any potential purchaser's legal representative. The property is offered with the remainder of the original 125-year lease from 1990, with a current ground rent of £54.50 per annum.

Council Tax Band: A

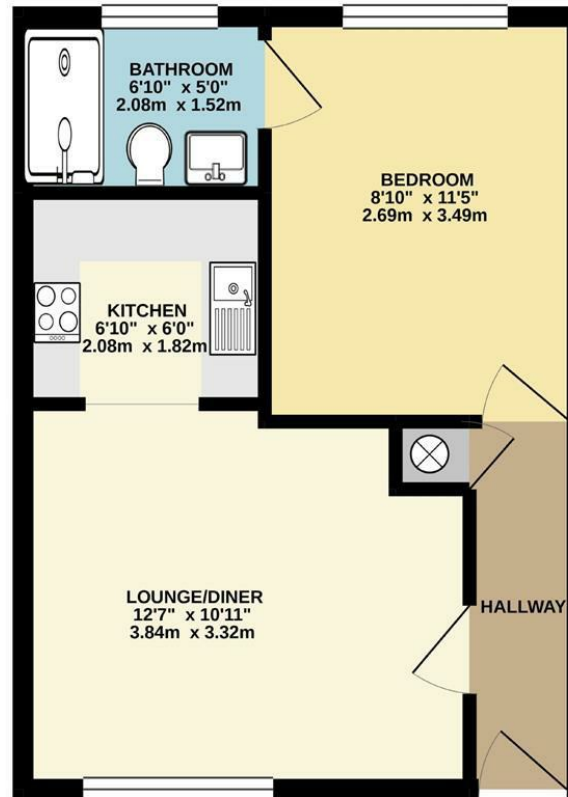


- Exclusively For The Over 60's
- Very Central To Enjoy Many Amenities
- Secure & Managed (First Port) Development
- Popular Retirement Development
- Approximately 1/2 Mile To The Harbour
- Offered With No Onward Chain





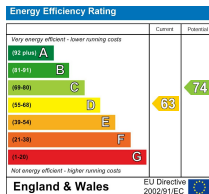
GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 342 sq.ft. (31.8 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: D



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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