



8 Wren Court Bolton Street, Brixham, TQ5 9AD
Leasehold Apartment - Retirement
Asking Price £66,500

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

This bright and airy first floor apartment is nestled within a highly desirable retirement development, specifically designed for those aged 60 and over. Ideally located just a short stroll from the vibrant town centre, it combines convenience with a strong sense of community.

The apartment boasts a spacious double bedroom and a contemporary, generously sized bathroom, offering a perfect blend of comfort and style. The smartly fitted kitchen is both practical and inviting, while the property throughout is immaculately presented, with neutral carpeting creating a fresh and welcoming atmosphere. Positioned on the first floor with a delightful open balcony and set back from the main road, this property enjoys an abundance of natural light and provides a small outdoor space to relax and watch the world pass by.

As part of the maintenance package, residents benefit from access to the 24-hour Piper Haven emergency helpline, as well as on-site management by FirstPort, ensuring complete peace of mind. Additional features include Economy 7 heating and modern PVC-u double-glazed windows, boosting both energy efficiency and comfort.

Wren Court enjoys an excellent location, adjacent to the town centre via Bolton Street, with an array of shops, cafes and bars just a short distance away. A regular bus service to the town centre enhances accessibility, making it an ideal choice for those who appreciate easy access to essential services.

The apartment is accessed via the main entrance, which is sheltered by a covered passageway. A secure entry system grants access to the communal staircase, leading to the first floor landing and the flat via an open walkway.

LEASE: 125-year lease from 1990.

SERVICE CHARGE: £250.19 per month, covering the upkeep of Wren Court, the services of the site manager, water rates, buildings insurance, and the cleaning, heating, and lighting of communal areas.

GROUND RENT: £72.75 per annum.

PETS: Pets are allowed with permission.

Council Tax Band: A



- Bright First Floor Flat
- Parking Area & Communal Gardens
- Smart Modern Kitchen
- Excellent Size Double Bedroom
- For The Over 60's
- Modern Decor Throughout
- Stylish Bathroom
- One Quarter Of A Mile From Town Centre



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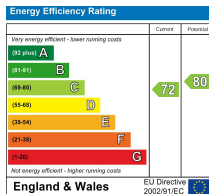
GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 287 sq.ft. (26.7 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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