

Flat 8 Brook Court, New Road, Brixham, TQ5 8BZ
Leasehold Flat - First Floor
£134,950

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An excellent opportunity to purchase a bright and spacious first-floor apartment, situated within one of Brixham's best-regarded purpose-built developments. Enjoying a sunny position and a convenient location, the property is just half a mile from the picturesque harbour and waterfront, with an easy, level walk into the town centre. A regular bus service is also close by, providing convenient links to Paignton and Torquay. Offered with a BRAND NEW 90-YEAR LEASE FROM COMPLETION.

The development comprises just 17 apartments and is particularly well regarded for its attractive, well-maintained communal areas and good management. Residents benefit from a secure entry system, visitor parking and a communal bin store. The apartment itself occupies a pleasant elevated position on the first floor, enjoying plenty of natural light and a lovely open feel.

The accommodation is well proportioned and presented in fair order throughout, although some updating would provide an opportunity for a purchaser to put their own stamp on the property. The spacious living room is a particularly appealing feature, with doors opening directly onto a private, southerly-facing balcony, providing a lovely sunny spot to sit and relax. The adjoining kitchen is a good size, offering plenty of worktop space and storage.

There are two generous, light-and-bright bedrooms, both offering comfortable accommodation and overlooking the front, serviced by a clean-and-tidy a family bathroom central from the hallway.

Further benefits include gas central heating, double glazing and an allocated parking space, along with additional visitor parking within the development. With its convenient location, manageable accommodation and sunny balcony, the property would make an excellent permanent home, retirement property or coastal retreat. Please note that holiday letting is not permitted within the development.

Leasehold Information: The property is currently held on the original 99-year lease dating from 1984. The current owner will arrange for the lease to be extended by a further 90 years upon completion of the sale. The service charge is currently £181.60 per calendar month, with an annual ground rent of £50.

Council Tax Band: C

2 1 1

- Spacious Two Bedroom Flat
- Parking + Visitors Parking
- With No Onward Chain
- Popular Purpose Built Block
- Sunny Private Balcony
- Leasehold / Council Tax Band C









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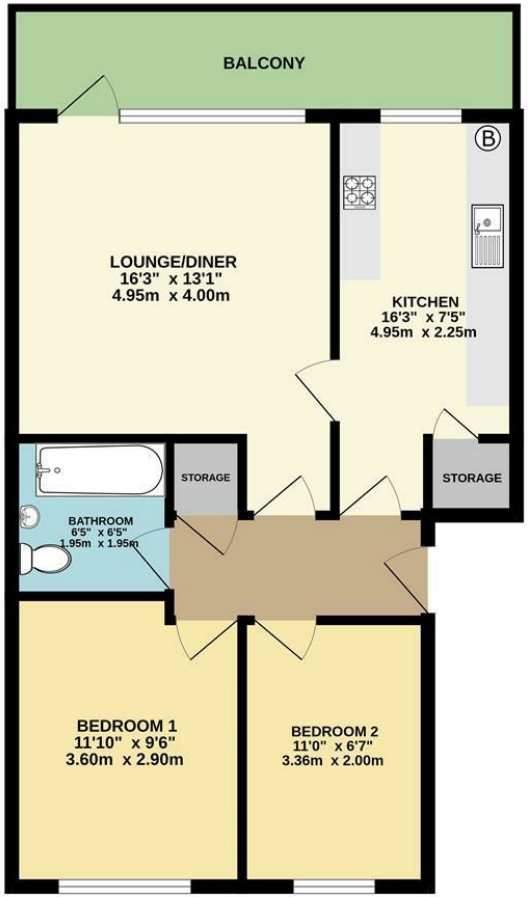
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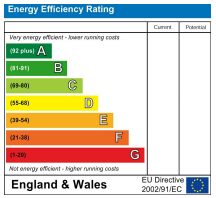
GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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:



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