



Flat 1 90 New Road, Brixham, TQ5 8BZ
Leasehold Flat - Ground Floor
£99,950

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

Conveniently located just a short stroll from Brixham town centre, this spacious ground floor one-bedroom apartment offers ease of access to all the amenities the town has to offer. Situated within reach of artisan cafes, bars, restaurants, and shopping destinations, residents can enjoy the vibrant atmosphere and bustling energy of the town's heart. Additionally, the harbourside, quay, and marina are all within easy reach, providing endless opportunities for leisurely strolls and waterfront activities.

One of the standout features of this property is its level entry into both the town and the ground floor of the apartment itself. With no steps to navigate, residents can enjoy seamless access to the town centre and the comfort of their home, making daily life more convenient and accessible for all. Furthermore, the main 12 bus route is available right outside the property, offering convenient transportation options to Paignton and other parts of the Bay, as well as a seasonal ferry service for added mobility.

The apartment boasts open-plan living spaces that are ideal for modern living, with ample natural light and a sunny communal garden providing a tranquil retreat for residents to relax and unwind. Whether enjoying a quiet evening in or entertaining friends and family, residents will appreciate the comfort and versatility of the living space. Currently advertised with a tenant in situ, this property presents an attractive opportunity for investors seeking a hassle-free investment with a reliable rental income stream.

Held on a leasehold basis with a lengthy lease term of 199 years from 01/10/2000, residents can enjoy long-term security and peace of mind. Maintenance is managed at £660 per annum, ensuring the upkeep of communal areas and facilities. The flat comes complete with gas central heating and PVCu double glazing. This property offers both comfort and affordability for prospective buyers or investors alike. Pets allowed. Long term letting and holiday letting allowed. The property has an estimated rental yield of 6%.

Council Tax Band: A



- Ground Floor Flat
- Chain Free
- Level Entry Into Town
- Bus Service To Hand

- Good Investment Or Retirement Option
- Communal Gardens
- Own Separate Entrance
- Council Tax Band - A

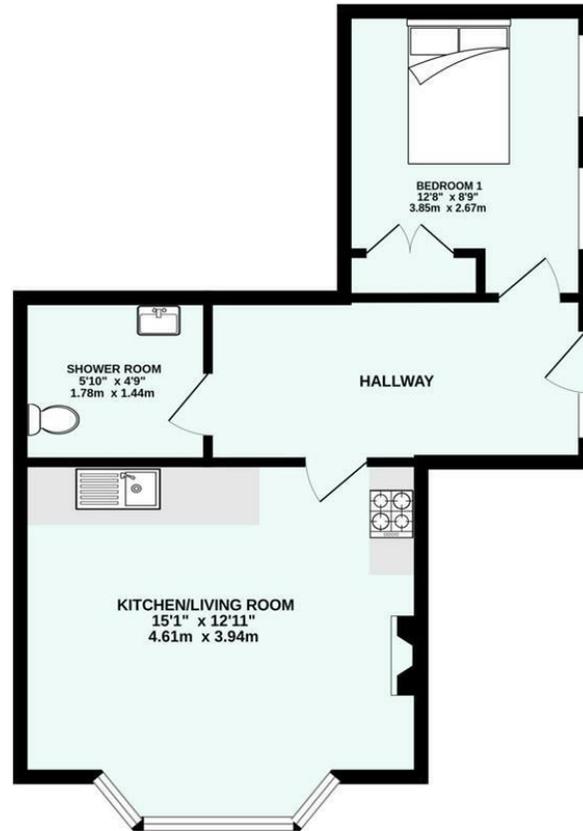


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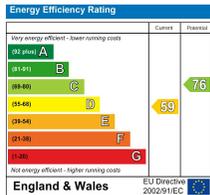
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Current EPC Rating: D



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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.