Flat 8, Broadreeds, 122 New Road New Road, Brixham, TQ5 8BZ
Leasehold - Share of Freehold Apartment - Second Floor
£185,000

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

This exceptional two-bedroom, second-floor apartment is a particularly impressive example within this well-regarded development, having undergone a comprehensive, high-quality refurbishment in recent years. Light, stylish and beautifully presented throughout, the property combines contemporary living with a highly convenient location, just half a mile level walk from Brixham Harbour and town centre.

The living accommodation is both spacious and welcoming, with a bright lounge/dining area finished with quality flooring and tasteful décor, creating a calm and elegant space to relax or entertain. The high-spec, galley-style kitchen is sleek and functional, featuring integrated appliances and an attractive tiled splashback, perfectly complementing the overall contemporary feel of the apartment.

Both bedrooms are generous doubles and immaculately presented. The principal bedroom benefits from a large built-in wardrobe, while the second bedroom is again well-proportioned and neutrally styled, making it ideal for guests, home working or additional storage. A real highlight of the property is the luxury shower room, which has been finished to an excellent standard and offers a stylish, hotel-quality feel. Good quality electric radiators provide the efficient property with plenty of warmth.

Externally, residents enjoy access to well-maintained communal gardens, which benefit from plenty of sunshine and a charming stream running along the boundary — a surprisingly peaceful and attractive central oasis. The property also boasts a substantially sized single garage below the building, complete with power, lighting. The garage comfortably accommodates a large vehicle with additional space for storage or a workbench, or alternatively two medium-sized vehicles in tandem. An allocated parking space (No. 8) further enhances the practicality of the home.

New Road offers a level and convenient walk to the waterfront, shops and amenities, while the popular No. 12 bus service provides easy access to Paignton, Torquay and Brixham town centre. Scenic coastal walks including Berry Head, The Breakwater, Elberry Cove and Sharkham Point are all within easy reach, as are local shops, a sub Post Office, and medical and dental facilities.

With an onward position already established for our sellers, this beautifully refurbished apartment represents an ideal main residence, holiday home or investment opportunity, combining style, space and an enviable coastal lifestyle.

Lease & Maintenance
The apartment forms part of a well-maintained block of ten similar-sized flats, with each owner holding an equal share of the freehold. The property is held on a 125-year lease from 2007. Service charges for the previous year were approximately £1,400 per annum, covering the upkeep of communal areas including gardens, parking and the entrance lobby. The building is professionally managed by Crown Management of Torquay.

Council Tax Band: B

2 1 1

- Luxurious Two Bed Apartment
- Leasehold - Council Tax Band B
- Well-Kept Communal Grounds
- Parking Space + Large Garage
- Beautifully Presented Throughout
- Central Location

naea | propertymark PROTECTED
The Property Ombudsman
THE GUILD PROPERTY PROFESSIONALS

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

naea | propertymark PROTECTED

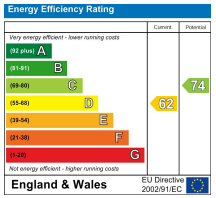
The Property Ombudsman

THE GUILD PROPERTY PROFESSIONALS

boycebrixham

email property@ljboyce.co.uk call 01803 852736

Current EPC Rating: D



Find us on

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.

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