



Flat 1 Arlington Court 89 King Street, Brixham, TQ5 9TH
Flat - Ground Floor
£725 Per Calendar Month

boycebrixham
email lettings@ljboyce.co.uk call 01803 856112

A one-bedroom ground-floor flat perfectly positioned in the heart of Brixham Harbour, offering an idyllic lifestyle just a stone's throw from the town, picturesque marina and easy access to the waterfront. The interior of the property is well presented, featuring a spacious lounge at the front with a large bay window that captures a gap sea view. At the rear, the modern kitchen features sage green units, wood-effect countertops, and tiled upstands. The kitchen offers space for a dining table and chairs and also benefits from a part vaulted ceiling, UPVC door leads to a private courtyard garden that wraps around the property, providing a secluded outdoor space ideal for relaxing or entertaining. The flat also includes a modern bathroom and a bedroom that offers direct access to the rear courtyard.

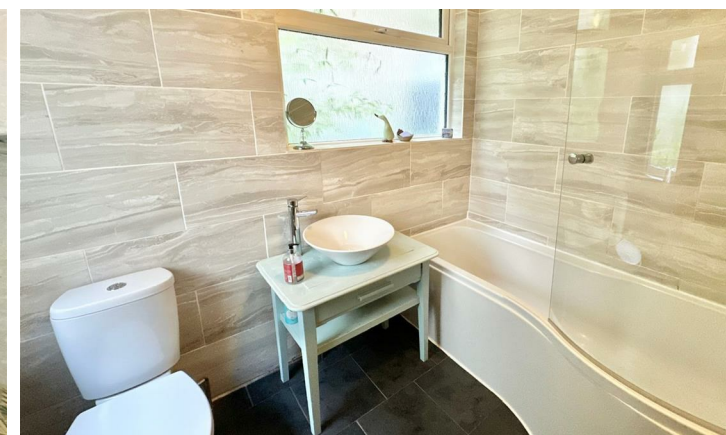
In order to qualify for a tenancy, the total annual income between tenants is a minimum of 30 times the monthly rent. A holding deposit of one week's rent secures the property whilst we process referencing. This is used towards your first months rent when tenancy starts. Should you fail referencing or break the contract, payment is withheld. The deposit for the tenancy is 5 weeks rent. The rent and deposit must be cleared in our account before the tenancy starts.

Council Tax Band: A



- Good Size Ground Floor Garden Flat
- Large Living Space
- Convenient Location
- Holding Deposit £167.00

- Private Courtyard Garden
- Good Size Kitchen With Part Vaulted Ceiling
- Deposit £835.00
- Council Tax Band A





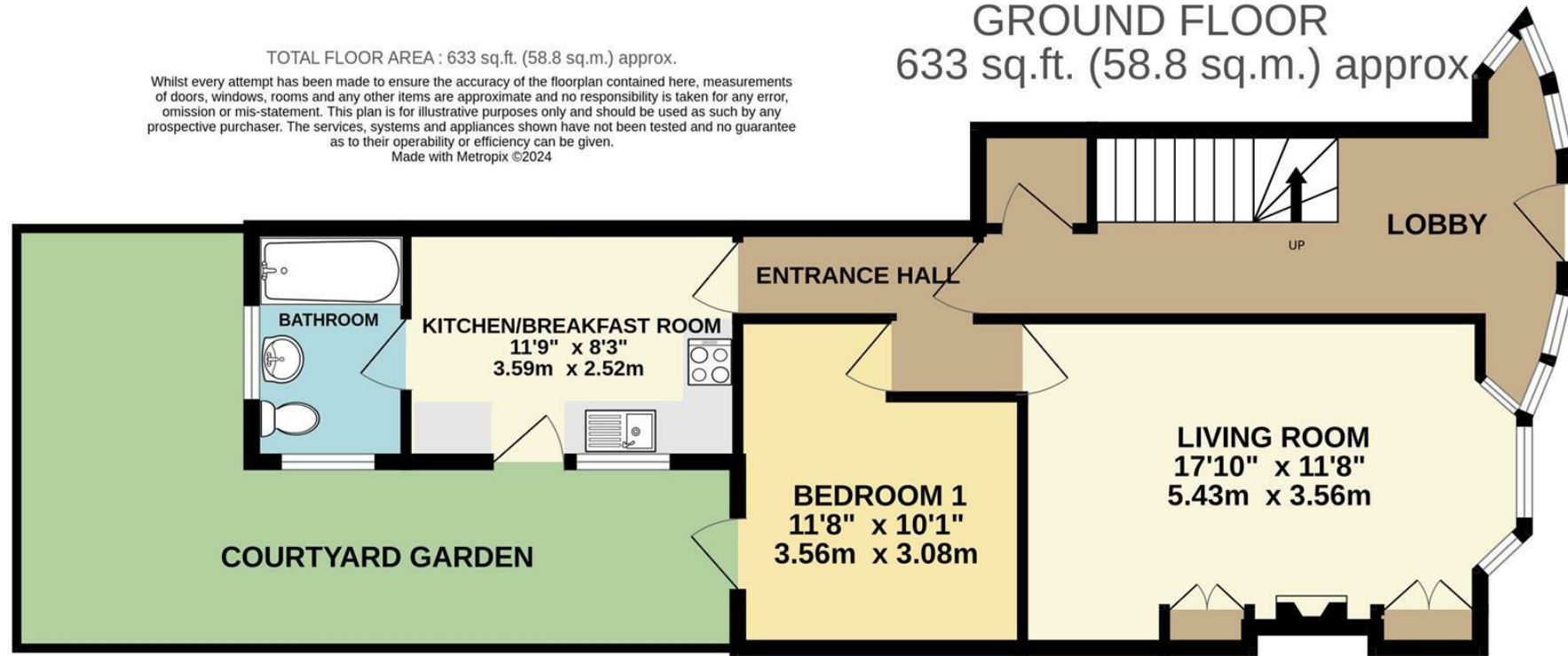
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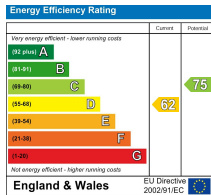
GROUND FLOOR 633 sq.ft. (58.8 sq.m.) approx

TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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