

16 Brook Court, 116 New Road, Brixham, TQ5 8BZ
Leasehold Flat - Second Floor
Asking Price £149,950

boycebrixham

email property@ljboyce.co.uk call 01803 852736

An opportunity to purchase a sunny and bright second floor flat in one of Brixham's most desirable purpose-built developments, offering a well managed and highly convenient coastal lifestyle. Ideally located just half a mile from the harbour and waterfront, the property enjoys an easy, level walk into the town centre. A regular bus service is also close at hand, providing connections to Paignton and Torquay.

The block itself is a popular and well-regarded development comprising of 17 flats, known for its tidy communal areas and strong sense of management. Residents benefit from a secure entry system, visitor parking and a well-maintained communal bin store. This particular flat enjoys a lovely elevated position within the building, enhancing both light and outlook.

The property is presented in good order throughout and offers well-balanced accommodation. A spacious living room forms the heart of the home and opens onto a private, southerly facing balcony, creating a bright and inviting space perfect for relaxing or entertaining. The kitchen is a good size and well laid out, offering ample workspace and storage.

There are two comfortable double bedrooms, both well proportioned, along with a bathroom fitted in a clean and practical style. The flat also benefits from excellent built-in storage, including two useful cupboards, as well as access to a large loft space, providing additional versatility rarely found in flats of this type.

Further benefits include gas central heating, double glazing and an allocated parking space, a valuable feature in such a central location. The property would make an ideal main residence, second home or low-maintenance coastal base. Please note that holiday letting is not permitted within the block.

The property is held on an original 99 year lease from 1984, with the current owner extending the lease by a further 90 years upon completion. The service charge is currently £181.60 per calendar month and the ground rent is £50 per annum.

Council Tax Band: C

2 1 1

- Central & Convenient Location
- Private Southerly Balcony
- Good Size Kitchen
- Short Level Walk To Town
- Allocated Parking Space
- Offered With No Onward Chain









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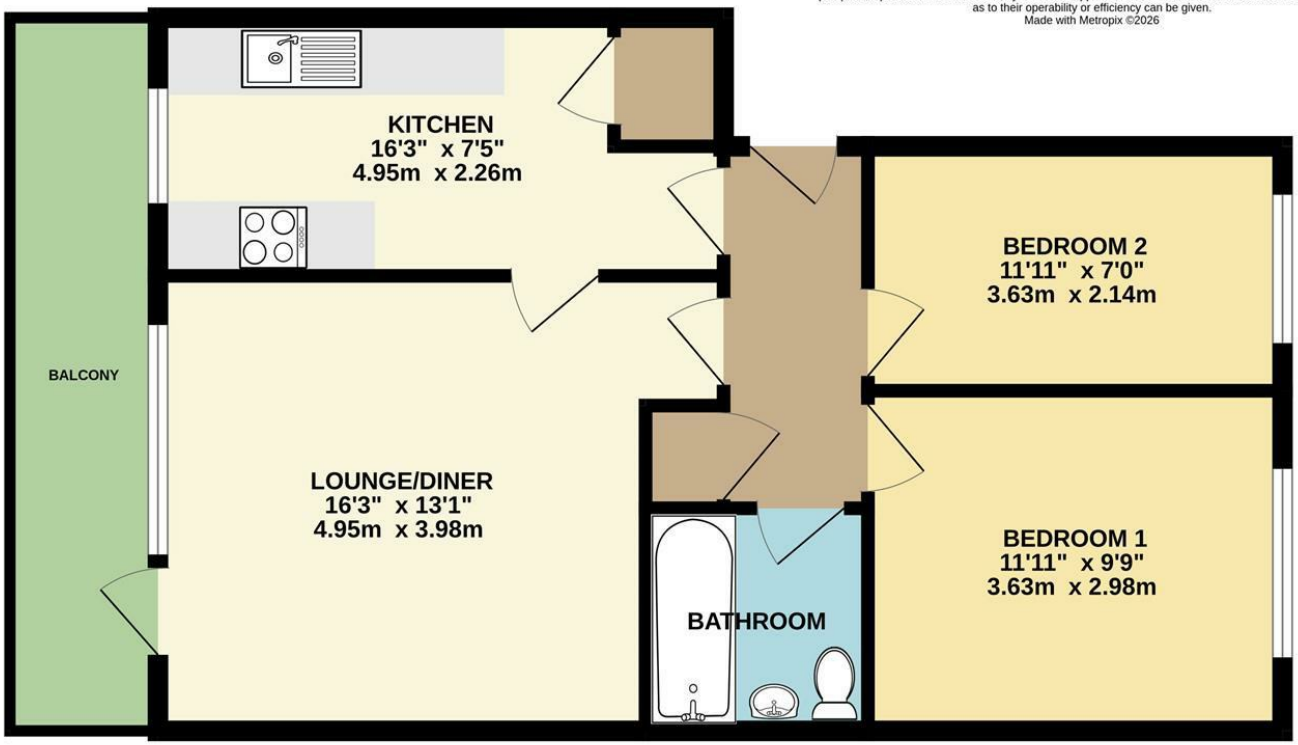
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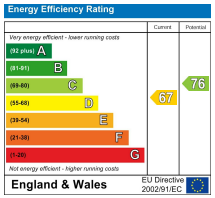
SECOND FLOOR
602 sq.ft. (55.9 sq.m.) approx.

TOTAL FLOOR AREA : 602 sq.ft. (55.9 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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