



17 Brimlands Court New Road, Brixham, TQ5 8DP
Leasehold - Share of Freehold Flat - Third Floor
£189,950

boycebrixham
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Situated within the ever-popular purpose-built development of Brimlands Court, just off New Road in Brixham, this highly impressive top-floor two-bedroom apartment offers beautifully presented accommodation in an exceptionally convenient location. The property is only a short, level walk from Brixham's bustling harbour and town centre, with a Sainsbury's Local nearby and a well-connected bus stop directly outside the development.

Brimlands Court remains particularly sought-after thanks to the valuable benefit of lift access to all floors — a rare feature locally and ideal for those seeking ease of access and long-term practicality.

Upon entering from the well-maintained communal walkway, the quality of this apartment immediately becomes clear. The current owners have enjoyed the property for over twenty years and have comprehensively improved the home throughout their ownership, creating a stylish and exceptionally comfortable living space.

The apartment enjoys a traditional layout, beginning with a bright and beautifully fitted kitchen to the front, recently installed to a high standard with impressive worktops, ample cupboard space and a useful utility niche. The principal bedroom is a luxurious and relaxing double room with built-in wardrobes, whilst the second bedroom is equally well-presented and generously sized.

A standout feature is the stunning contemporary shower room, fitted with a large walk-in shower alongside a stylish inset sink and WC unit, creating a distinctly high-end feel.

At the heart of the home is a superb lounge diner — immaculately presented and enjoying an open outlook over the surrounding area. Additional improvements include high-quality double glazing with inset blinds, stylish flooring and tasteful decoration throughout.

Further benefits include a private allocated parking space and the added advantage of the residents currently purchasing the freehold, meaning the new owner will enjoy the security of an equal share of the freehold ownership. The flat is leasehold held on a 198 year lease from September 1972. Service charge is currently £675.09 per six-months and is inclusive of the £6.25 ground rent.

A truly standout apartment within this highly regarded development, and viewing is highly recommended.

Council Tax Band: B



- Stunning Top Floor Flat (with Lift)
- Beautifully Presented Throughout
- Private Allocated Parking

- Two Double Bedrooms
- Short, Level Walk To Town
- Leasehold / Share Of Freehold



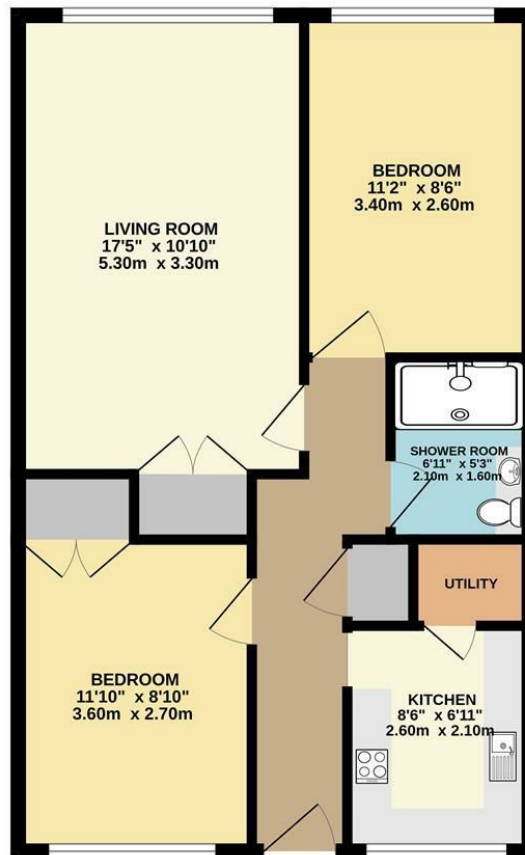
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GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



OUTSIDE
115 sq.ft. (10.7 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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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