

## Prince William Court, New Road, Brixham, TQ5 8PD



Positioned within a short, level walk away from Brixham's town and harbour this **PURPOSE BUILT ONE BEDROOM FIRST FLOOR FLAT** is well located within the town. The local bus stops right outside taking you to Torquay via Paignton. Internally the property provides a spacious lounge / dining area with bay window to front and door accessing the fitted kitchen to the rear. The bedroom is a spacious double room with built in wardrobe and there is also a modern shower room. The accommodation is centered around the entrance hall with large storage cupboards. A gas boiler is located in the kitchen providing heating and hot water for the flat.

**£105,000 Leasehold**

## GROUND FLOOR

Security entrance door, with telephone entry system, opening to ...

## COMMUNAL LOBBY

with stairs to ...

## FIRST FLOOR LANDING

Entrance door to ...

## 'L' SHAPED HALL

Good size coat cupboard and further storage cupboard. Telephone entry system.

**BAY WINDOWED LOUNGE 16' 4" x 10' 4" (4.97m x 3.15m)** UPVC framed double glazed bay window overlooking front. Radiator. Door to ...

## KITCHEN 9' 11" x 6' 9" (3.02m x 2.06m)

Grain effect faced wall and base units with dark wood effect trim and granite effect working surfaces. Spaces for washing machine. Cooker and fridge/freezer can stay if required. Inset stainless steel sink. Useful larder cupboard housing Worcester gas fired central heating boiler.

## BEDROOM 1 13' 5" x 8' 9" (4.09m x 2.66m)

Radiator. UPVC framed double glazed window overlooking front. Built-in wardrobe.

## SHOWER ROOM 5' 10" x 5' 6" (1.78m x 1.68m)

Tiled shower cubicle with Mira electric shower. White pedestal washbasin and close coupled W.C. Radiator. UPVC framed double glazed window with opaque glass.

## OUTSIDE

## COMMUNAL DRYING AREA

## GENERAL INFORMATION

LEASE: 125 year Lease from 1st April 1990.

SERVICE CHARGE: £90.26 per month (2023/24)

include ground rent and maintenance of communal areas. Due to recent works this figure will increase, we are awaiting an exact figure.

MANAGEMENT COMPANY: Sanctuary House

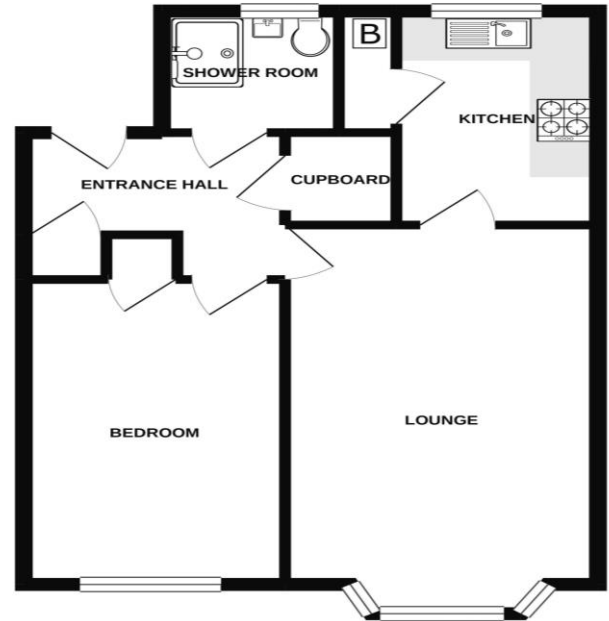
We understand that holiday letting is not allowed and that officially no pets are allowed.

**COUNCIL TAX BAND: A**

**ENERGY PERFORMANCE BAND: C**



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

Ref B001792 Written by: Bill Bye