



Berry Court, Heath Road, Brixham, TQ5 9UJ

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£229,950 Leasehold



Occupying an enviable position on the highly sought-after Heath Road, this beautifully presented **FIRST FLOOR TWO BEDROOM FLAT** offers an excellent opportunity to enjoy coastal living within one of Brixham's most desirable locations with the added benefit of **NO ONWARD CHAIN**. The spectacular South West Coast Path and Berry Head Nature Reserve are just a short stroll away, whilst Brixham's bustling harbour, marina and charming town centre are approximately one mile from the property. A regular bus service along nearby Wall Park Road provides convenient transport links.

External stairs lead to the first floor private entrance, opening into a welcoming hallway with a useful airing cupboard housing the hot water cylinder. The principal bedroom is a double room complete with fitted wardrobes, whilst the second bedroom also benefits from built-in wardrobes, making it an ideal guest room, home office or hobby room.

The contemporary shower room is fitted with a modern white suite comprising a quadrant shower enclosure with Triton electric shower, pedestal wash basin, W.C., fully tiled walls and an illuminated LED mirror. Loft access is also located here, with the loft being partially boarded to provide additional storage.

The heart of the home is the bright and spacious open plan kitchen, dining and living room.

The kitchen is fitted with an attractive range of cream gloss wall and base units, complemented by stone-effect worktops and a practical breakfast bar. There is space for an electric cooker and an under-counter fridge/freezer, while the generous living and dining area comfortably accommodates a full range of furniture. Two large windows overlook the beautifully maintained communal gardens, creating a pleasant outlook and allowing natural light to flood the room.

Outside, the apartment benefits from an allocated parking space together with a communal visitor space. Residents also enjoy the attractive communal gardens and the convenience of a communal laundry room, providing dedicated space for your own washing machine and tumble dryer, helping to maximise the apartment's internal living space.

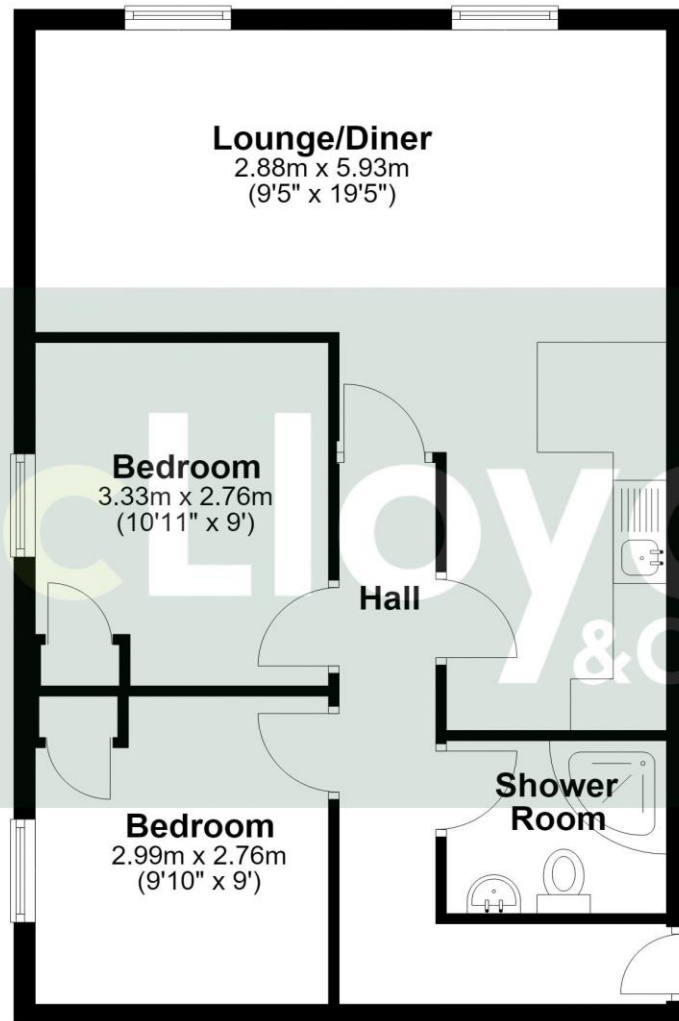
The property is held on a 999-year lease from January 1987 and benefits from a 1/8 share of the freehold. There is no ground rent, with an annual maintenance charge of approximately £1,000. Long-term and holiday letting is permitted, pets are kept by other residents within the block.

Combining a superb coastal location, allocated parking, well-maintained communal areas and excellent ownership benefits, this attractive apartment represents an exciting opportunity to secure a low-maintenance home in one of Brixham's most sought-after areas.



Ground Floor

Approx. 55.7 sq. metres (600.0 sq. feet)



Total area: approx. 55.7 sq. metres (600.0 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or omissions

Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: A

AGENTS NOTES: The property is on mains electric, water and drainage, however there is no gas. The Ofcom website indicates that mobile and broadband reception is available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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