



18 Poundsgate Close, Brixham, TQ5 9HJ
Leasehold Apartment - Retirement
£110,000

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email property@ljboyce.co.uk call 01803 852736

For the Over 60s – This well-appointed one-bedroom, first-floor apartment offers a spacious and modern living environment. Positioned within the development, its first-floor elevation provides a pleasant open view over the rugby training grounds. The property benefits from chairlift access for those requiring assistance and is conveniently located on the same level as the communal lounge and kitchen.

As you enter the apartment, there is a recessed area ideal for outdoor attire, along with an adjacent airing cupboard. The bright and spacious living room enjoys a lovely outlook across the garden and rugby training grounds.

The inner hallway leads to a generously sized double bedroom, sharing the same pleasant view as the living room. The well-equipped kitchen, located at the front of the property, is generously proportioned with ample space for white goods.

The sizeable shower room features a walk-in shower cubicle, providing plenty of room and accommodating living aids if needed. The property is impeccably presented, offering an excellent retirement option near Berry Head Country Park, with convenient access to a bus service and a local shop.

The development includes communal facilities such as a lounge and kitchen for larger gatherings, ample visitor parking, communal grounds, and drying areas. There is also a scheme manager's office, fostering a sense of community among residents.

Upon purchase, a new 99-year lease will be applied. Monthly maintenance charges are approximately £210, covering ground rent (subject to change and review), managed by Sanctuary. The property is acquired on a 70% equity share and must serve as the owner's sole residence. Please note that pets are not permitted.

Council Tax Band: A



- First Floor Flat For Over 60's
- Bright, spacious living room, French doors to rear gardens.
- Well-equipped kitchen, white goods included, easily accessible layout.
- Ideal retirement option, near Berry Head Country Park.
- Ground-floor convenience, easy level access, covered porch entry.
- Generous double bedroom, green garden outlook.
- Spacious shower room, walk-in cubicle, living aid-friendly.
- Communal facilities, lounge, kitchen, ample visitor parking.



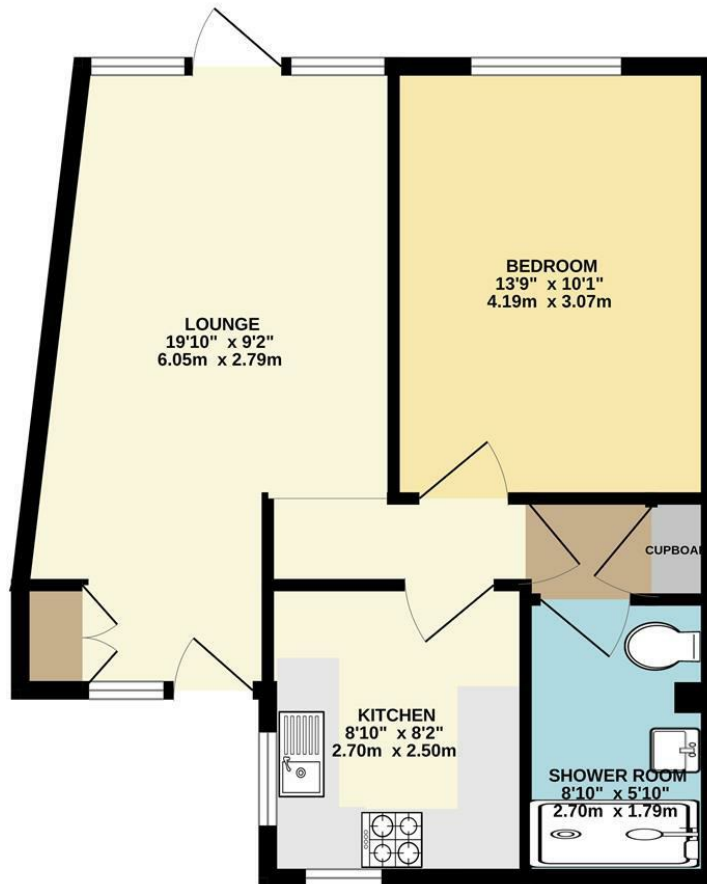
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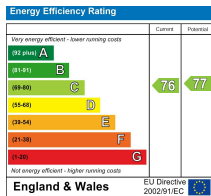
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GROUND FLOOR



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: C



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