



Sharkham House St. Marys Hill, Brixham, TQ5 9GW

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£240,000 Leasehold

Situated in the sought-after Sharkham Village in Brixham, this bright and spacious **TWO BEDROOM GROUND FLOOR FLAT** offers comfortable living, and the added benefit of secure **UNDERGROUND PARKING**. The property is offered for sale with **NO ONWARD CHAIN**. This property is an ideal purchase for those looking for an easy-to-access home in a desirable location.

Upon entering the block, access is provided via a secure intercom entry system, leading into a well-maintained communal area. The apartment is conveniently located on the ground floor, offering easy access throughout.

The accommodation comprises two good-sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room. There is also a separate main bathroom fitted with a bath and overhead shower, wash basin and WC.

The hallway provides two useful storage cupboards, offering plenty of space to keep everyday essentials neatly tucked away.

The heart of the home is the open-plan living, dining and kitchen area, creating a bright and welcoming space ideal for relaxing or entertaining. The well-proportioned kitchen features attractive white and wood-finished worktops, an integrated oven and microwave, a dishwasher, and space for a freestanding fridge freezer.

Doors from the living area open onto a balcony-style space, providing a lovely spot to sit and enjoy some fresh air. The principal bedroom also benefits from its own door opening onto this area, adding to the property's appeal.

Outside, residents can enjoy the well-maintained communal gardens. Further benefits include secure **UNDERGROUND PARKING** and additional visitor parking within the car park.

Conveniently located close to local schools, shops and bus routes, this appealing apartment combines practical living with a peaceful residential setting.

An excellent opportunity to purchase a spacious and well-presented apartment in the popular Sharkham Village area of Brixham. Early viewing is recommended.

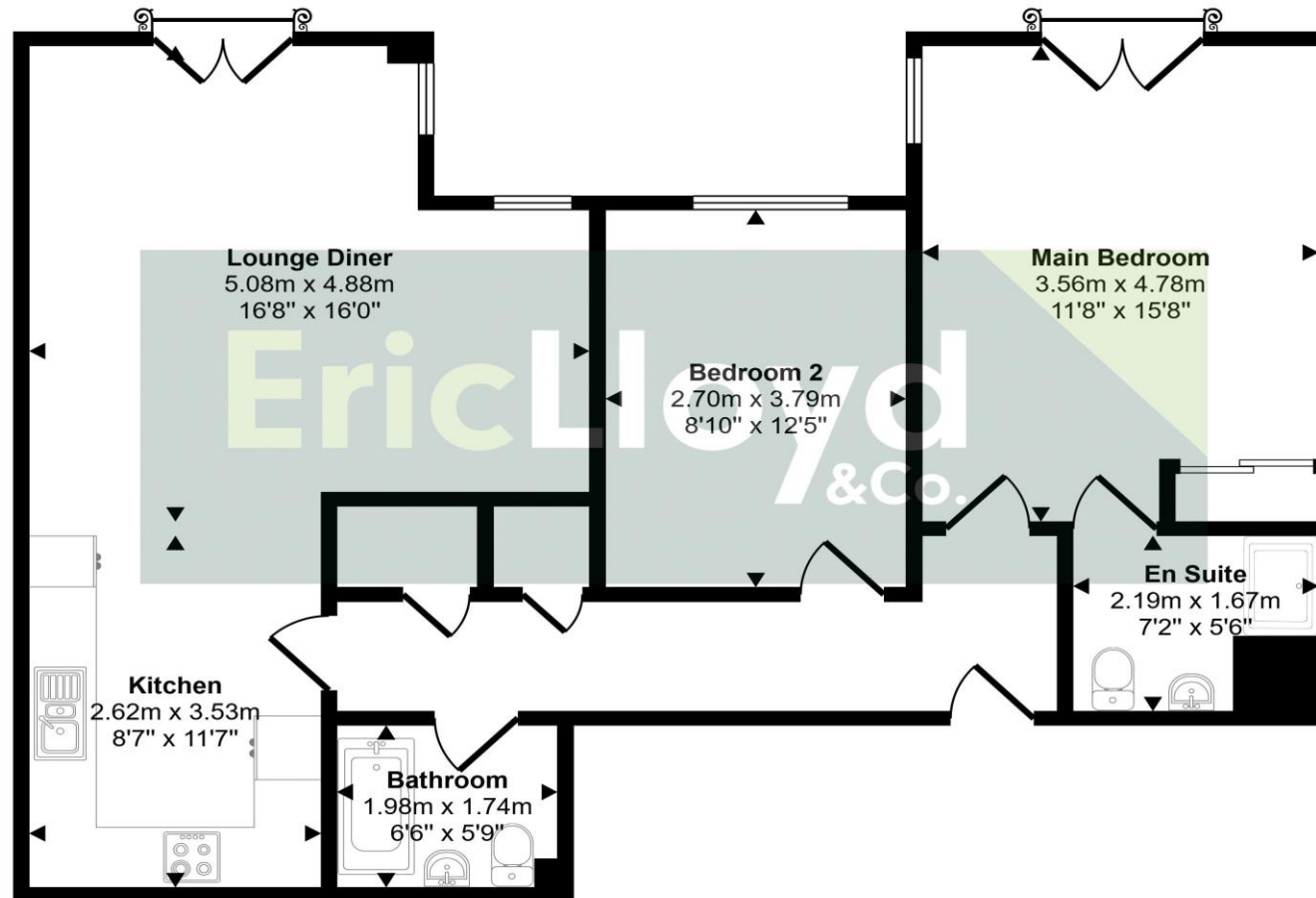
Lease details

The property is held on an original 999 year lease from February 2007. Maintenance Charge in the region of £3,000 annually (to include Buildings Insurance) and £125 Ground Rent per annum.

No pets allowed. No Holiday letting allowed. Long term letting allowed.

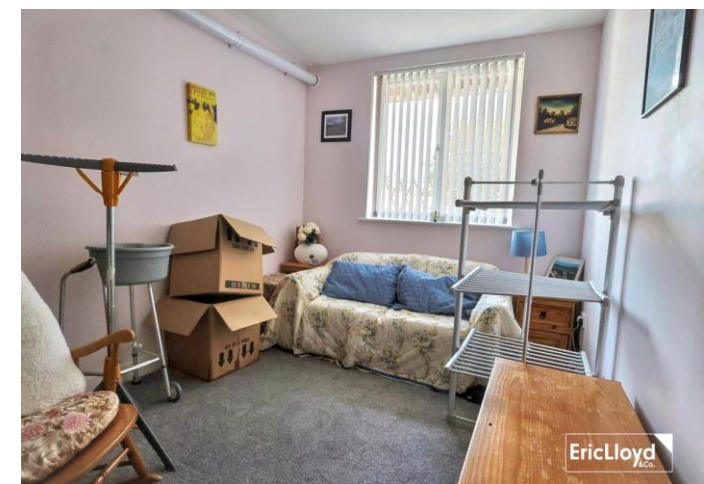


Approx Gross Internal Area
79 sq m / 851 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: B

COUNCIL TAX BAND: C

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that broadband and mobile phone reception are available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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