

## Albion Court, Castor Road, Brixham, TQ5 9PY



Offered for sale with **NO ONWARD CHAIN**, this very well presented, **TWO BEDROOM GROUND FLOOR FLAT** is ideally located within easy reach of Brixham's town centre and waterfront, with the bonus of a local 'Spar' a few minutes walk away on Castor Road where there is also a bus service to town.

This super low maintenance flat has pleasant neutral decor throughout and offers good size lounge with decorative fire surround, the kitchen has a range of fitted units with ample worktop and appliance space. There are two bedrooms to the rear, both have built in wardrobes, ideal for storage. The bathroom has a modern white suite.

Gas fired central heating is installed along with double glazing.

Albion Court benefits from some communal outside space and a useful line drying area to the rear. Each flat has an allocated parking space. Internal viewing is highly recommended!

### £129,950 Leasehold

**ENTRANCE HALL.**

UPVC entrance door. Radiator. Doors to:

**LOUNGE. 13' 6" x 8' 5" (4.11m x 2.56m)**

Decorative fire surround. Radiator. Double glazed window to front aspect.

**KITCHEN. 11' 7" x 5' 4" (3.53m x 1.62m)**

Fitted beech effect wall and base cupboards with roll edge working surfaces and inset stainless steel sink and drainer. Built in oven, four burner gas hob with cooker hood over. Space for fridge/freezer. Space/plumbing for washing machine. Wall mounted 'Glow Worm' boiler. Double glazed window to front aspect.

**BEDROOM 1. 9' 4" + door recess x 8' 5" (2.84m x 2.56m)**

Double glazed window to rear. Radiator. Built in double wardrobe.

**BEDROOM 2. 9' 2" + door recess x 5' 8" (2.79m x 1.73m)**

Double glazed window to rear. Radiator. Built in single wardrobe.

**BATHROOM/W.C.**

White modern suite of panelled bath with mixer tap and shower attachment. Pedestal wash basin and low level W.C. Extractor fan. Radiator.

**OUTSIDE.**

There is an allocated car parking space and communal grounds with useful area for drying washing to rear.

**LEASE INFO:**

The lease is 999 years which ran from November 2002. (976 years remaining)

We are advised that maintenance charges are currently £935 per annum.

The maintenance charge covers buildings insurance, and external and communal areas.

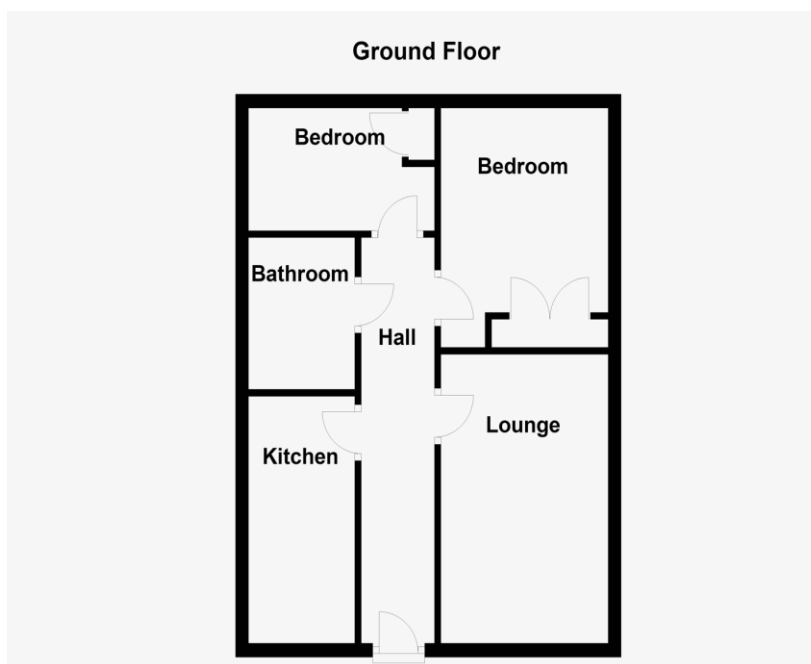
Management Company are Carrick Johnson.

**NOTE:**

Pets are permitted. Letting is permitted but no holiday letting.

**COUNCIL TAX BAND: A****ENERGY RATING: C****BROADBAND AND MOBILE:**

The Ofcom website indicates that standard, superfast and ultrafast broadband is available along with above average mobile coverage across all four networks.



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.

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