

## Coleton House, St. Marys Drive, Brixham, TQ5 9FJ



This luxury **TWO BEDROOM APARTMENT** is part of Coleton House and is ideally located just moments from the coastline and beach at St. Mary's Bay, offering stunning garden and sea views, all with the added benefit of **NO ONWARD CHAIN**. The centerpiece of the apartment is the spacious, bright, open-plan living area, which provides ample room for seating, dining, and cooking, creating a fantastic socializing space. The kitchen features attractive aqua green cabinets and integrated appliances. There is access to a curved balcony that is perfect for a bistro table and chairs, providing an ideal spot to sit and relax. Both bedrooms are generously sized, with the principal bedroom benefiting from its own en-suite shower room. At the front of the apartment, there are two designated parking spaces. As expected from a property of this quality, it also includes gas-fired central heating and UPVC grey-framed double-glazed windows, some of which are fitted with plantation shutters. To fully appreciate this apartment, we recommend scheduling a viewing appointment.

**£359,950 Leasehold**

**ENTRANCE HALL.** Modern contemporary entrance door with chrome fittings and inset glass panel. Radiator with cover. Cupboard housing hot water tank.

**SPLENDID OPEN PLAN LIVING SPACE 19' 1" x 13' 1" (5.81m x 3.98m).** A lovely bright space providing ample space for seating and dining. Patio door with adjacent window opening onto Balcony. Two radiators with covers.

**Kitchen Area 14' 3" x 8' 10" (4.34m x 2.7m).** Attractive aqua green faced base units with cream working surfaces and matching upstands. Inset sink. Two tall cream faced units - one housing integrated fridge and freezer and the other housing Glow-worm gas fired central heating boiler. Integrated Fagor dishwasher and concealed Fagor washing machine. Inset Fagor induction hob with stainless steel cooker hood over. Built-in Fagor electric oven. Window to side and window to front with Plantation shutters. White ceramic tiled flooring. Radiator with cover.

**BEDROOM 1 12' 3" plus door recess x 11' 7" (3.73m x 3.52m).** A lovely bright double size room. uPVC door with matching side window opening to Juliet balcony enjoying a lovely view down over the gardens to the sea beyond. Two radiators with covers. Door to ...

**EN-SUITE SHOWER ROOM.** White low flush W.C. and pedestal washbasin with mirrored medicine cabinet over. Chrome radiator/towel rail. Good size shower cubicle with rainfall head mixer shower and dove grey coloured tiling. White ceramic tiled flooring and pale grey marble effect wall tiling.

**BEDROOM 2 11' 11" x 11' 5" plus curved bay (3.62m x 3.48m).** Another lovely double size room. Three windows in circular bay with Plantation shutters. Large picture window with full length Venetian blinds overlooking gardens. Two radiators.

**BATHROOM/W.C. 7' 7" x 6' 5" (2.32m x 1.96m).** White suite of panelled bath, low flush W.C. and pedestal washbasin with mirrored medicine cabinet over. Window with Plantation shutters. Tiled walls to dado level and tiled floor. Chrome radiator/towel rail.

**CURVED BALCONY** enjoying the lovely views over the surrounding gardens and across to the sea. An ideal space to sit and relax.

**COUNCIL TAX BAND: D**

**ENERGY PERFORMANCE BAND: B**

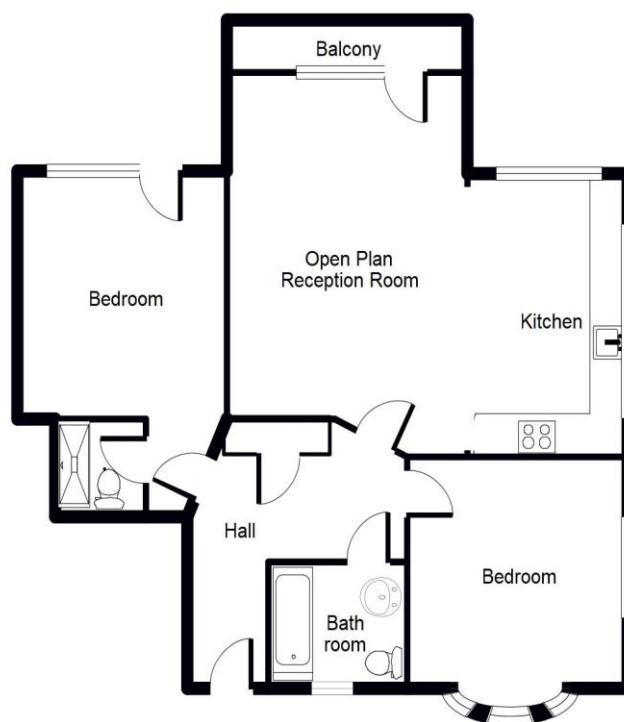
**AGENT'S NOTE** - The property is connected to mains services and drainage. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage. The furniture, fixtures and fittings (with some exceptions) are available upon separate negotiation.

**GENERAL INFORMATION** - The apartment is held on an original 999 year lease from 2012 and we are informed that the service charge is £2,600 plus a reserve fund contribution of £600 per annum paid in two instalments and includes buildings insurance, buildings maintenance, outside lighting and estate maintenance. Ground rent is £125 per annum paid in two instalments.

The Freehold is owned by the original developer but the site is managed by Sharkham Village Management company No.1 Ltd, which is a private company of which each owner is a member. The Directors of the Management company have appointed Wilkinson Grant & Co to manage Sharkham Village estate and their fee is included with the service charge.

Pets are allowed with written permission.

No holiday letting is allowed.



**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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