

Lands Court, Marina Drive, Brixham, TQ5 9BE



This purpose build **FIRST FLOOR TWO BEDROOM FLAT** is being offered for sale with **NO ONWARD CHAIN**. Located on the ever-popular Marina Drive means you are walking distance away from the Berry Head Nature Reserve and less than half a mile away from Brixham's town and harbour. The property is accessed via a communal entrance lobby and stairs. The private entrance door opens to a hallway with large cupboard featuring a water tank and plumbing for washing machine. The lounge has a large picture window with sea views between the rooftops, whilst the adjacent kitchen has an open outlook down Marina Drive. The two bedrooms are of good size with a built-in wardrobe, along with a central bathroom. The property is in need of refurbishment throughout, but offers a wealth of potential.

£165,000 Leasehold

COMMUNAL ENTRANCE HALL

With stairs to first floor.

ENTRANCE HALL

Large cupboard with plumbing for washing machine and water tank above.

LOUNGE 16' 11" x 12' 8" (5.15m x 3.86m)

Window. Night storage heater.

KITCHEN 9' 2" x 7' 5" (2.79m x 2.26m)

Range of wall and base units with wood effect working surfaces. Stainless steel sink and drainer. Oven and electric hob. Hot water tank. Electric heater. Window.

BEDROOM 1 12' 10" x 9' 10" (3.91m x 2.99m)

Night storage heater. Built-in cupboard. Window.

BEDROOM 2 12' 0" x 7' 3" (3.65m x 2.21m)

Window.

BATHROOM 8' 0" x 5' 11" (2.44m x 1.80m)

Bath with shower over. Low level W.C. and pedestal washbasin. Tiled walls. Window. Electric heated towel rail.

OUTSIDE

Communal grounds.

GENERAL INFORMATION

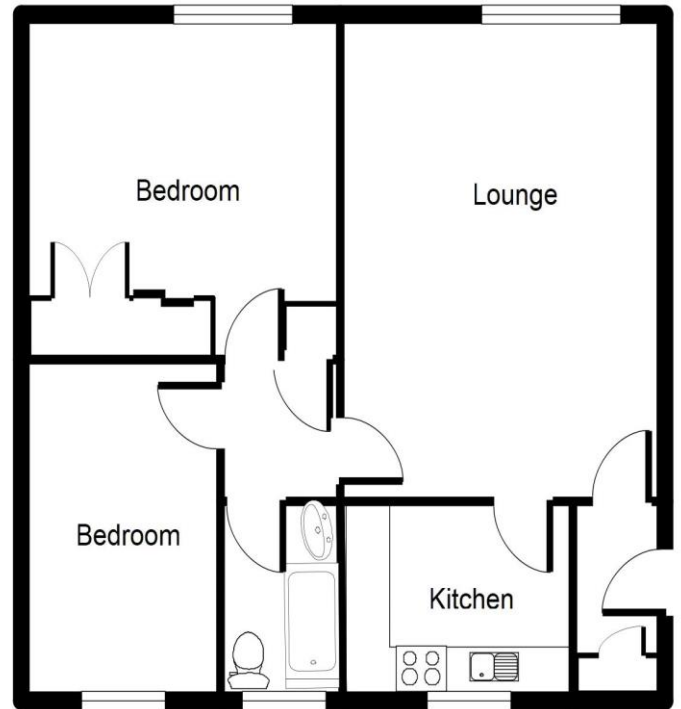
The property is held on a 999 year lease from August 1964. Ground rent is £12 per annum. 2024 maintenance charge was circa £750. Long term letting is allowed.

COUNCIL TAX BAND: B

ENERGY PERFORMANCE BAND: F

AGENTS NOTE

The Ofcom website indicates that broadband and limited mobile reception is available at this property. Electric and water are both on mains supply with a mains drainage connection. There is no gas supply.



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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