



Wren Court Bolton Street, Brixham, TQ5 9AD

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£69,950 Leasehold



Situated within the popular Wren Court development on Bolton Street, this well-presented **ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT** offers comfortable and secure living specifically designed for residents aged 60 years and over. The development provides a welcoming community environment, complemented by the reassurance of a part-time warden and a 24-hour emergency pull-cord care line system linked to a central care service.

The apartment is accessed via a secure communal entrance, with stairs leading to the first floor and a private entrance door opening into the entrance hall. The hall provides access to all principal rooms and includes a particularly useful airing cupboard housing the hot water cylinder.

The lounge/dining room is a comfortable and naturally bright reception space, with a rear-facing window and an efficient Dimplex Quantum night storage heater, providing modern and economical electric heating. An archway opens through to the fitted kitchen, which was replaced in 2017 and features a range of gloss white units, stone-effect worktops and matching upstands. There is a stainless-steel sink with drainer, side-facing window and space for appliances. A countertop cooker with hob is included in the sale, together with the freestanding washing machine and under-counter fridge.

The double bedroom is another excellent feature, benefiting from a modern Dimplex Quantum night storage heater and front-facing window. Directly accessed from the bedroom is the bathroom, fitted with a bath and Mira electric shower over, pedestal wash hand basin and close-coupled WC. There is also an electric heated towel rail, modern tile-effect shower wall panels, LED mirror and rear-facing window.

Residents have access to parking on a first-come, first-served basis, subject to availability.

Wren Court is conveniently located for local amenities, with a nearby bus stop providing regular services into Brixham town centre. The town offers an excellent range of shops, cafés and everyday facilities, together with the beautiful harbour, waterfront and picturesque coastal surroundings.

With its secure setting, dedicated retirement facilities and convenient location, Wren Court offers an appealing opportunity for those seeking a comfortable and reassuring retirement lifestyle close to the amenities of Brixham.

LEASE DETAILS.

We are informed the property is held on a 125 year lease from January 1990.

There is a monthly maintenance charge of approximately £281 this includes communal cleaning, lighting repairs. Buildings insurance. Water rates. Part time warden.

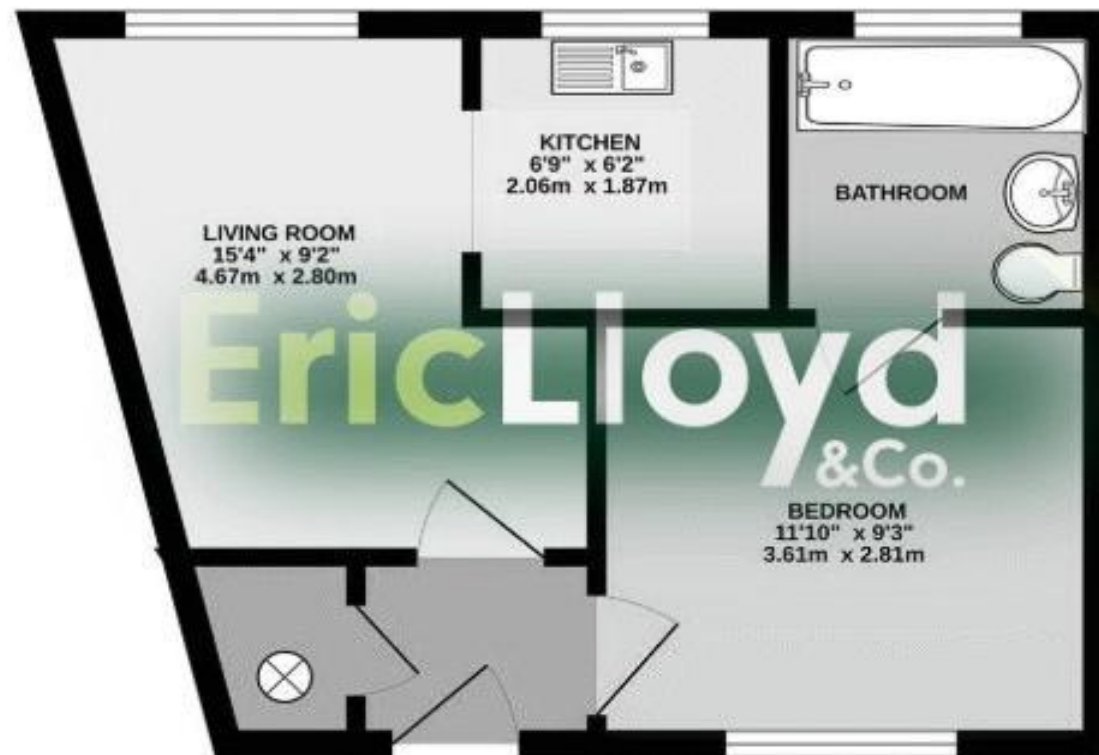
Ground rent is £72.75 per annum.

This development is restricted to the over 60's. Subletting is allowed subject to permission.

Pets are allowed with permission. Management Company: First Port.



Approx Gross Internal Area
26.5 sq m / 285 sq ft



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: C

COUNCIL TAX BAND: A

AGENTS NOTES: This property is heated via electric night storage heaters, there is no gas supply. The Ofcom website indicates that broadband and mobile phone reception is available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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