

New Road, Brixham, TQ5 8NH Leasehold £169,950



- Ground Floor 2 Bed Apartment
- Most Central & Convenient Location
- With Patio Area & Easy Access
- Designated Parking Space
- With Open Views Over Town
- Generous Size - 2 Double Bedrooms
- Very Well Presented
- Immediate Vacant Possession



An opportunity to purchase a ground floor flat with patio area immediately off the living room. An appealing home with views over 'Old Brixham town centre' and across to All Saints Church. Located in the heart of the town and within 1/3 mile of the waterfront and harbour areas. Close to all main shops, amenities and restaurants/café's clustered around the harbour.

Saxon Heights is an impressive building, built circa 1990 in an elevated position overlooking the Town Centre. No.5 benefits from not only being ground floor, just off the main lobby, but has level access around the side of the building to the patio and back door. This is ideal for all and particularly for those with any mobility issues.

The apartment has been in one ownership since new and has been extremely well looked after and maintained. Indeed in 2015/16 the kitchen and bathroom were improved. There is an extra W.C and both bedrooms are decent doubles. The apartment has UPVc double glazing and electric heating.

The apartment is comfortable, offers great security, and has the full benefit of being managed by First Port Property Services. All external and communal areas are well maintained under the management agreement.

The apartment would suit those retiring and wanting a secure home near amenities or indeed be a great private holiday home for a family to use. (N.B Holiday Letting is not permitted).

Internal viewing strongly recommended.

MAIN LOBBY ENTRANCE

An impressive entrance to all the apartments; with closed circuit entry camera and security system. No.5 is located just a few meters off this main lobby area. With front door to...

HALLWAY 19.8 x 4
(65'0" x 13'1")

With very useful storage cupboards and shelving. Coat hanging hooks. Glazed panel door to...

INNER HALL

L-Shaped with sitting area overlooking the front garden, wall cabinet housing consumer box etc. Large store cupboard (also housing hot water cylinder tank) and doors to all rooms including:

**W.C
CLOAKROOM** 5'7 x 2'11
(1.70m x 0.89m)

Ceramic tiled floor, W.C (saniflo system) and handbasin with mirrored and tiled wall behind.

LIVING ROOM 20'00 x 12'6
(6.10m x 3.81m)

Very appealing room overlooking the patio garden and a lovely view over Brixham's 'Old Town' to All Saints church, with some 'sea peeps' too. A light and bright room. Fireplace with electric fire.

Corner shelf. Points for TV etc. Wide UPVc door out to patio and glazed doors to...

KITCHEN 10'6 x 5'8
(3.20m x 1.73m)

Overlooking the attractive patio area. Refurbished in 2015 including new appliances. A modern, white, fitted kitchen with granite effect worktop areas. Blanco stainless steel sink unit with Slimline dishwasher under. John Lewis ceramic hob with Neff brushed steel extractor hood over.

Bosch fan assisted oven with grill. Integrated fridge and freezer and washing machine. Carousel corner unit. White tiled splash-backs and striplight to ceiling.

BEDROOM 1 13'6 x 9'3
(4.11m x 2.82m)

Dual aspect looking over to the Victorian villas and some sea peeps. Range of fitted bedroom furniture including good wardrobe space with lighting over.



BEDROOM 2 13'6 x 8'6
(4.11m x 2.59m)

BATHROOM 8'6 x 5'8
(2.59m x 1.73m)

OUTSIDE

PARKING SPACE

TENURE

**MANAGEMENT
SERVICES**

**COUNCIL TAX
BAND E**

Views across to All Saints Church with some sea peeps.

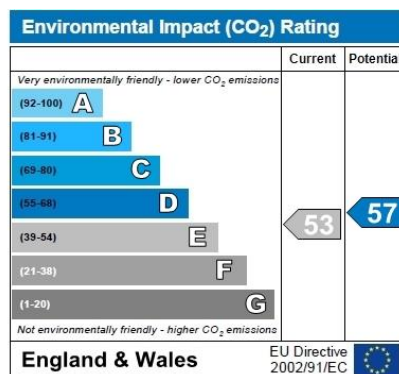
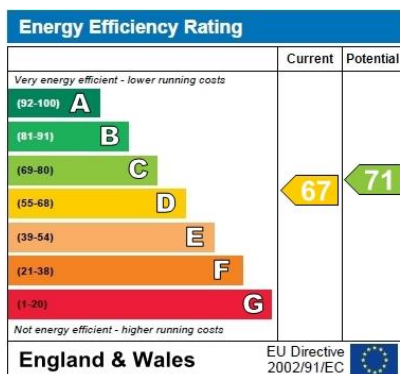
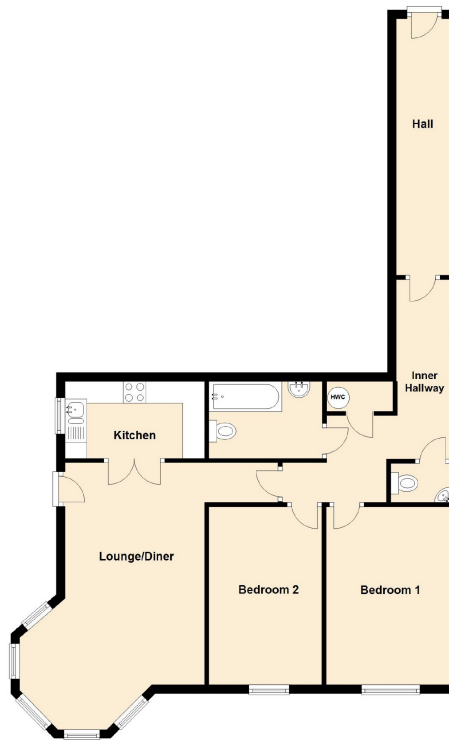
Good size with white suite comprising panel sided bath (with shower over and glazed side screen), washbasin and W.C set in vanity units. Tiling to part wall area. Mirror with light over. Electric wall heater and extractor fan. Heater towel rail.

There is a large communal patio terrace area directly off the living room. This is generally used by No.5 and two other apartments that also open out directly onto the patio. A paved pathway leads around the side of the apartment back to the main parking area in front of the building. This allows very quick and easy access in and out of No.5

A designated marked parking space. No 5

Original 125 year lease (from 1997). Ground rent of £100.00 per annum.

Maintenance charge of £1816.39 per annum (paid in 2 instalments - 1st March & 1st September)
Managed by First Port Property Services.
Saxon Heights Manager: Richard Dendy



Leasehold Price £169,950

L J Boyce Map Reference - E3

Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view.