

Berry Head Road, Brixham, TQ5 9BP Leasehold £780,000



- Exceptional Marine Apartment
- 3 Double Bedrooms All En Suite
- With 30 x 17 Sun Terrace
- Original 999 Lease + Share Of Freehold
- Fantastic Views Over Brixham Harbour
- Located On The Waterfront
- With Residents Swimming Pool
- Secure & Covered Parking Bay (Integral)



Without question one of Brixham's best apartments with a front line position, enjoying panoramic views over Brixham inner and outer harbour, the marina, fish quay and across Torbay. Offering a fantastic lifestyle at the waters-edge with a short level walk into the town centre. With all the key ingredients including a super large sun terrace, secure covered parking and generous accommodation throughout: One of the largest apartments in this sought after complex.

The apartment is also a short level walk away from the great collection of restaurants, cafés, pubs, and shops that nestle around the harbour. You can walk some distance on the level around the waterfront to Oxen Cove or the Breakwater taking in both the marina and the new and old fish quay.

The vendor has enjoyed 15 years in No.11 watching the hustle and bustle of harbour life. The property has a large living space, open plan, which has a wonderful sun terrace immediately off it. The master bedroom also opens out onto the same terrace and is a spectacular vantage point to sit and have that first cup of tea or coffee early on a summers morning or that sundowner later. All three rooms are big doubles, each with an ensuite.

The apartment has great storage areas and the advantage of an integral level access into the coved parking area/garage. The residents have exclusive use of the very well maintained outside pool and with only 19 apartments in the development, the pool is often yours alone! There is a further residents terrace. The apartment has gas central heating and PVCu double glazing. A most comfortable home and a joy to entertain friends and family.

APPROACH		Via glazed door with intercom entry system to spacious lobby serving just apartments 10 & 11. Front door to No. 11 leads to Entrance Hall. Level access is also gained via garage area - particularly useful for those with mobility issues.
ENTRANCE HALL		Staircase down to apartment. Door to the Boiler Room (11'11 x 4'4) with gas boiler and cylinder for pressurised hot water system.
HALLWAY		Very spacious with doors to all rooms and storage area under staircase and very large coat cupboard/boot room. Access integrally to the garage/parking area, ideal for bringing shopping in dry.
LIVING SPACE	26'9 x 24'11 (8.15m x 7.59m)	Measurements at max. With stunning views over Brixham harbour, Marina, Fish Quay and across Torbay. Dual aspect with super outlook over the residents-only swimming pool. Wonderful living space with great light. Parana pine ceiling and impressive timber 'mast' feature, enhancing the nautical theme. French doors out to the fabulous terrace (Approx 30'00 x 17'00) which has commanding views of most of the harbour, waterfront, Marina and looks across the 'Old Town'. Opaque glazed door to side terrace and down to pool. Two ceiling fans. Six up-lighters matching 4 ceiling pendant lights (deco style). Opens through to...
KITCHEN AREA	12'9 x 7'4 (3.89m x 2.24m)	Semi open plan to Living area with two gentle arch openings, allowing great harbour views whilst you cook! Ceramic terracotta tiled floor, fitted white shaker style kitchen with granite worktops. Stoves halogen hob (with extractor hood over). Built-in Stoves double oven and grill + Panasonic microwave. A comprehensive range of cupboards, drawers, and glazed wall cabinets. Integrated fridge and freezer. Indesit dishwasher.
MASTER BEDROOM	16'1 x 14'1 (4.90m x 4.29m)	Most generous size with magnificent views over the harbour and Bay. French doors out to the main terrace. Four wall lights. Archway to dressing area with fitted wardrobes and door to...
EN-SUITE BATHROOM	10'11 x 7'10 (3.33m x 2.39m)	Fully tiled walls with large corner bath and double sized (1.5m) shower cubicle with Mira power shower. W.C, bidet and washbasin set in vanity unit. Chrome heated ladder towel rail.
BEDROOM 2	15'5 x 15'1 (4.70m x 4.60m)	Good size with views across the Marina and Breakwater, with Torquay beyond. French doors to side terrace.
EN SUITE SHOWER ROOM	6'8 x 6'5 (2.03m x 1.96m)	Corner glazed shower cubicle with Mira shower. Fully tiled. W.C and pedestal washbasin. Chrome heated ladder towel rail.



BEDROOM 3

17'10 x 12'5
(5.44m x 3.78m)

Outlook across to the Marina with Torbay beyond. Again, a good sized double bedroom. Fitted wardrobes.

EN SUITE SHOWER ROOM

Fully tiled. Corner glazed shower cubicle with Mira shower. W.C and pedestal washbasin. Chrome heated ladder towel rail.

UTILITY ROOM

7'6 x 6'2
(2.29m x 1.88m)

With Belfast sink and worktop area. Space for white goods etc - all plumbed in. Tiled wall surfaces.

STORE ROOM

7'2 x 7'0
(2.18m x 2.13m)

Measurements at average. Very useful. Would make small study/office.

OUTSIDE

The big terrace is the main outside space. A breathtaking vantage point to enjoy Brixham harbour life. Definitely one of the prime locations in the whole town! A fabulous area to watch life go by, eat al-fresco, or entertain. Friends and family will not want to go home!

There is a small side terrace and the Prince William Quay swimming pool to the side - A quiet retreat to sit by or exercise. There is also a communal terrace where residents meet up from time to time.

GARAGE / PARKING

No. 11 has a large designated parking bay with space for 2 cars. In the secure garage under the development. There is also storage here. These spaces are much coveted as there are only a few. Level integrated access directly into No.11 from this area.

SERVICES

Mains electricity, water and drainage with gas fired central heating.

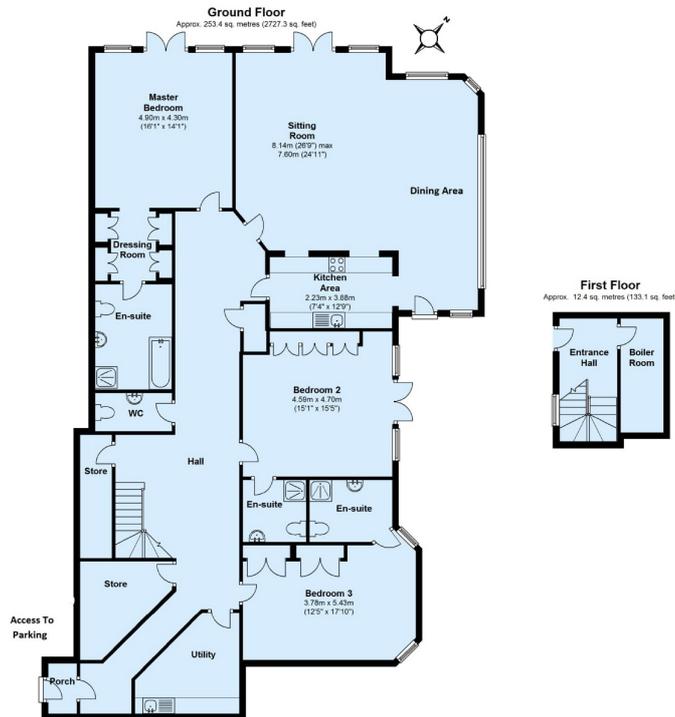
TENURE

Leasehold - Held on the original 999 year lease with a share of the Freehold

MAINTAINENCE/ CHARGES

The development is managed by Blenheim's Estate and Asset Management, based in Paignton. The annual charges are approximately £7000 per annum (payable in two, 6-monthly payments). This includes: buildings insurance, water rates, all exterior maintenance, the caretaker, the upkeep of all communal areas (including the pool) plus the management fees and accounting.

**COUNCIL TAX BAND
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Leasehold Price £780,000 L J Boyce Map Reference - F2

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.