

## Albion Court, Castor Road, Brixham, TQ5 9PY



Offered for sale with **NO ONWARD CHAIN**, this **ONE BEDROOM GROUND FLOOR FLAT**, is ready for a new owner. The local shop is only a matter of meters away and Brixham's town and harbour is within easy reach. The property also comes with the added benefit of an allocated parking space and communal gardens. Internally the flat provides a welcoming lounge with sliding patio door to the communal garden, galley style kitchen with fitted oven and hob, as well as good sized bedroom and bathroom with shower over bath. Internal viewing is highly recommended.

**£115,000 Leasehold**

## COMMUNAL ENTRANCE

External door to communal entrance hall. Inner door to flat.

## LOUNGE 13' 7" x 11' 1" (4.14m x 3.38m)

Sliding patio doors to communal garden. Radiator. Door to:

## INNER HALL

## KITCHEN 9' 11" x 5' 11" (3.02m x 1.80m)

Wood effect wall and base units with stone effect worktops. Tiled splash backs. Inset stainless steel sink with drainer. Four ring gas hob with cooker hood over and electric oven under. Space for washing machine and under counter fridge / freezer. Radiator. Window to side. Wall mounted gas boiler.

## BEDROOM 9' 11" x 8' 10" (3.02m x 2.69m)

Window to rear. Radiator.

## BATHROOM 7' 9" x 5' 7" (2.36m x 1.70m)

Bath in tiled surround with shower over. Pedestal wash basin. Close coupled W.C. Window to rear. Radiator. Wall mounted mirror. Wood effect vinyl flooring. Extractor fan.

## OUTSIDE

### PARKING SPACE

The property is offered with one allocated parking space and a communal visitor space.

### COMMUNAL GARDENS

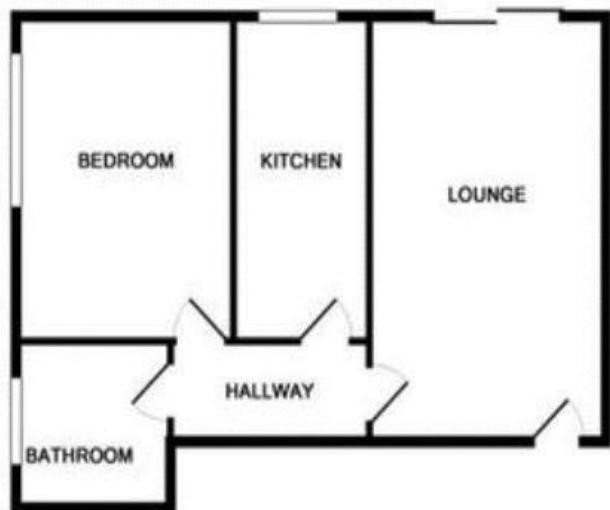
Communal gardens can be found to the rear of the property.

### LEASE INFORMATION:

The property is held on a 999 year lease from November 2002. We are informed you can long term let this property, however holiday letting is not allowed. Pets are allowed. The maintenance and ground rent combined is £62.50 per month.

### ENERGY PERFORMANCE RATING: C

### COUNCIL TAX BAND: B



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.

Ref B001744 Written by: Bill Bye