

Kingswater Court, Nelson Road, Brixham, TQ5 8BH



This purpose built **GROUND FLOOR TWO BEDROOM FLAT** is located only a stones throw away from Furzeham Green and within walking distance of Fishcombe Cove, Battery Gardens and the South West Coastal Path. Brixham's town and harbour are less than half a mile away. The property is accessed by its own private front door and entrance porch which leads to the lounge / dining room with patio door to private terrace area and archway to the galley style kitchen. The bathroom benefits from a shower over bath arrangement and there are two bedrooms, the principal room is a good size with access to the private rear garden / patio area with gated access to the communal walkway. A real feature of the property is the garage located in a separate block with parking to the front. This property is being sold with **NO ONWARD CHAIN**.

£250,000 Leasehold

PRIVATE ENTRANCE VESTIBULE

Upvc front door with glazed side panel. Electrical consumer unit. Inner door to:

LOUNGE / DINING ROOM 18' 5" narrowing to 14'11" x 13' 6" (5.61m x 4.11m)

Spacious living dining room. Patio door to front with access to private terrace area. Two night storage heaters. Archway connects:

KITCHEN 7' 8" x 7' 4" (2.34m x 2.23m)

Cream wall and base units with marble effect worktops and tiled splash backs. Inset stainless steel sink with drainer. Four ring electric hob with cooker hood over and electric oven under. Space for washing machine and under counter fridge / freezer. Window to front with open views towards Furzeham Park.

INNER HALL

Storage cupboard. Large airing cupboard.

BATHROOM 7' 5" x 7' 2" at largest (2.26m x 2.18m)

Bath in tiled surround with Mira electric shower over. Close coupled W.C. Pedestal wash basin. Wall mounted electric heater.

BEDROOM 1 13' 6" x 9' 2" (4.11m x 2.79m)

Double room with window and door to rear accessing private rear garden / patio. Electric radiator.

BEDROOM 2 9' 8" x 7' 5" (2.94m x 2.26m)

Window to rear.

OUTSIDE

BACK GARDEN

Private patio garden to rear. Accessed via bedroom 1. Gated access to front.

FRONT GARDEN

Private patio area accessed via lounge / dining room.

GARAGE

Garage located in block with PARKING SPACE to front.

LEASE DETAILS:

The flat is held on an original 999 year lease from 1993 with an approximate maintenance and ground rent charge of £550 - £600 per annum (paid 6 monthly). Holiday letting is not allowed. Pets are permitted provided they cause no nuisance to other residence. Management is done by Kingswater Court Ltd.

ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: C



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 B001771 Written by: Bill Bye