

Wren Court, Bolton Street, Brixham, TQ5 9AD



A purpose built, ground floor, **ONE BEDROOM FLAT** which has the benefit of part time warden assistance and is located 'on the level' just on the edge of the town centre. Wren Court comprises 31 flats with communal gardens and residents/visitors parking, designed for the over 60's. As mentioned, there is a part time warden/site manager and also intercom alarm call system, Ideal for worry free living and peace of mind.

Number 2 is located at the front of the complex on the ground floor and offers lounge/dining room, with fitted kitchen leading off along with a double bedroom and bathroom/w.c. There is electric storage heating and double glazed windows.

The accommodation requires some refreshment and is for sale with **NO ONWARD CHAIN**.

Brixham town centre, harbour and waterfront is easily accessible, there is a bus stop outside the development.

Brixham hospital is also close-by along with a Pharmacy.

£75,000 Leasehold

Private ground floor entrance door opens to:

ENTRANCE HALL.

'Tunstall' Intercom. Airing cupboard housing factory lagged hot water tank.

LOUNGE. 12' 1" x 8' 3" (3.68m x 2.51m)

Double glazed window to front with deep window cill. Electric storage heater. T.V. & telephone points. Archway with louvre doors opens to:

KITCHEN. 7' 8" x 8' 5" (2.34m x 2.56m) max.

Fitted kitchen with a good range of wall and base cupboards and roll edge working surfaces with inset one and a quarter bowl acrylic sink and drainer. Built in electric cooker with hob and cooker hood over. Fridge/freezer and washing machine are included in the sale if required. Double glazed window.

BEDROOM. 9' 8" x 8' 6" (2.94m x 2.59m) max.

Double glazed window to rear aspect. Two fitted wall lights. Freestanding wooden storage unit included if required.

BATHROOM/W.C.

Suite comprising bath with mixer tap and independent 'Mira' electric shower over with shower screen to side. Vanity unit and display shelf with concealed flush W.C. and inset washbasin. Fitted mirror and bathroom cabinet over. Shaver point. 'Dimplex' electric heater. Electric heated towel rail. Double glazed window. Tiled walls.

OUTSIDE.

Wren Court has maintained communal gardens with several pleasant seating areas throughout. Resident and visitor parking is in a first come first serve basis with vehicular access from Burton Street. A pedestrian gate at the front of Wren Court opens onto Bolton Street.

GENERAL INFORMATION:

LEASE: We understand is a 125 year lease from 1st January 1990.

SERVICE CHARGE: We are informed that the service charge is approximately £277.50 per month. (paid until 31st march 2026)

The charge includes the services of the site manager, water rates, building insurance, and cleaning/lighting of the communal areas.

GROUND RENT: Approx £72.75 per annum. (paid until 31st march 2026)

MANAGEMENT COMPANY: First Port.

We are advised pets are allowed with permission.

NOTE: The property is connected to all mains services. The Ofcom website indicates that standard and superfast broadband is available. Please check with your mobile provider for coverage in the area.

COUNCIL TAX BAND: A

ENERGY RATING: D



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.

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