



Flat 1, Garrow Court Knick Knack Lane, Brixham, Devon, TQ5 9LR  
Share of Freehold Flat - Ground Floor  
£199,000

**boyce**brixham  
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A fantastic opportunity to buy a spacious 2 bed ground floor flat with parking. The property is located in the historic Knick Knack lane enjoying easy and direct access into the town centre and Harbour only a brief ten minute walk away or even close by is the hamlet of St Mary's Square.

A perfect place to enjoy a bright and light space so close to the action yet in a genuinely tranquil quiet setting. This spacious apartment comprises of 2 good size double bedrooms, a separate lounge, kitchen diner and shower room. The accommodation is well presented throughout to a good standard with stylish décor, floor coverings, kitchen and shower room.

Outside there is a good size parking space to the rear of the building and the property has its own front garden to the front of the property.

The property is offered for sale with a 50/50 share of the freehold, maintenance is split when required equally 50/50 between Flat 1 (Ground Floor Flat) and Flat 2 (First Floor Flat). The property is currently rented, generating a favourable yield. Gas central heating and UPVC double glazing.

Holiday letting, long term lets and pets are permitted. The property is offered to market with **NO ONWARD CHAIN**.

**Council Tax Band: A**



- Spacious Bright Ground Floor Flat
- Large Parking Space
- Great Investment

- Garden To Front
- No Onward Chain
- 50% Freehold - Council Band A



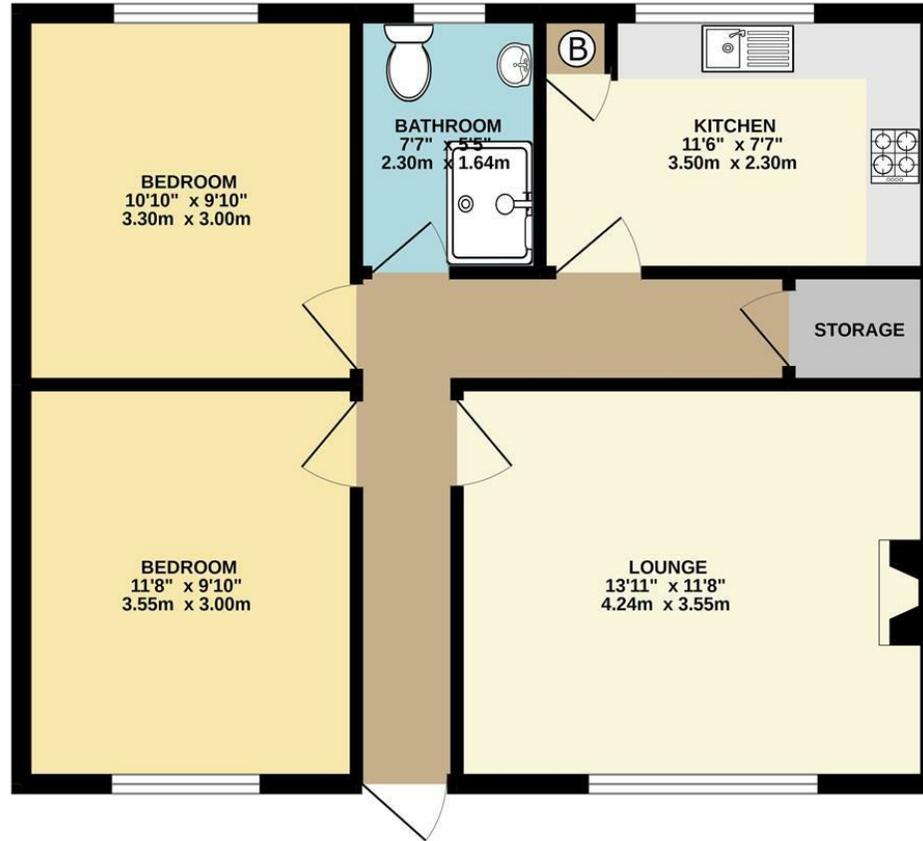
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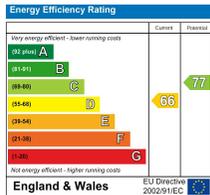
GROUND FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Current EPC Rating: D



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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 purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the 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 distance to view.

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