



7 Bolton Court, Windmill Hill, Brixham, TQ5 9DR  
Leasehold Flat  
£149,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

This impressive two-bedroom apartment offers a fantastic opportunity for those seeking a stylish, low-maintenance home in a convenient and well-connected location. Beautifully presented throughout, the property is perfectly suited to first-time buyers, investment purchasers or anybody looking for comfortable modern living with minimal upkeep. Benefiting from allocated parking, efficient electric heating and excellent nearby transport links, this is a home that combines practicality with contemporary style.

The heart of the apartment is the bright and spacious open-plan lounge/kitchen/diner, designed to create a sociable and versatile living environment. Large windows allow natural light to pour in, creating a welcoming atmosphere ideal for both relaxing and entertaining. The modern fitted kitchen complements the space perfectly, offering sleek worktops, ample cupboard storage and integrated appliances, all thoughtfully arranged for everyday convenience.

The principal bedroom is a generously sized and relaxing double room with built-in storage, providing a calm retreat at the end of the day. The second bedroom is equally versatile, lending itself perfectly to use as a guest room, child's bedroom or home office depending on individual requirements. A contemporary bathroom serves the property, fitted with a modern suite including a bath with shower over, vanity storage and stylish tiling.

Further benefits include double glazing throughout, allocated parking and easy access to nearby shops, schools and local bus routes, making day-to-day living straightforward and convenient.

Leasehold – 999 years from 2018, Ground Rent – Approx. £220 per annum, Maintenance Charge – Approx. £1,190 per annum

**Council Tax Band: A**



- Great 2 Bedroom First Floor Flat
- Well Presented, Modern Property
- Offered With No Onward Chain

- Private Off Road Parking
- Very Close To Town & Harbour
- Leasehold / Council Tax Band A

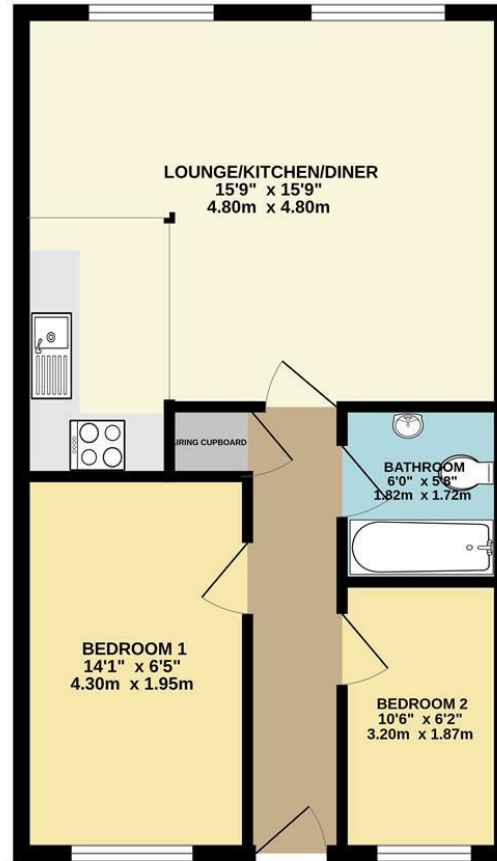


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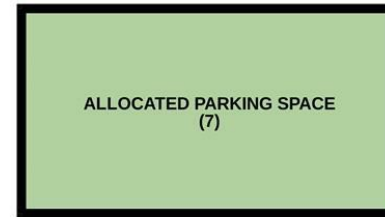
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ENTRANCE LEVEL  
499 sq.ft. (46.3 sq.m.) approx.



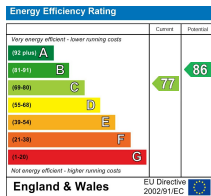
OUTSIDE  
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.3 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.  
Made with Metropix 62026

Current EPC Rating: C



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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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