



Flat 2, Garrow Court Knick Knack Lane, Brixham, Devon, TQ5 9LR  
Share of Freehold Flat - First Floor  
£199,000

**boyce**brixham  
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A great opportunity to purchase this immaculate first-floor garden flat with parking. Presented throughout to a good standard with smart modern kitchen and bathroom, stylish décor and quality floor coverings throughout. Currently the property is residential let, generating a strong yield. 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 very easy, low maintenance apartment with low running costs that enjoys its own entrance via a porch to the side of the building - ideal for outdoor wear. The stairs rise to the first floor where you can find a central inner hallway giving access to a lounge diner, kitchen, bathroom and two double bedrooms.

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**



- Bright Modern Apartment
- Quiet-But-Central Location
- Offered With No Onward Chain

- Private Parking & Garden
- Well Presented Throughout
- 50% Freehold - Council Tax Band A

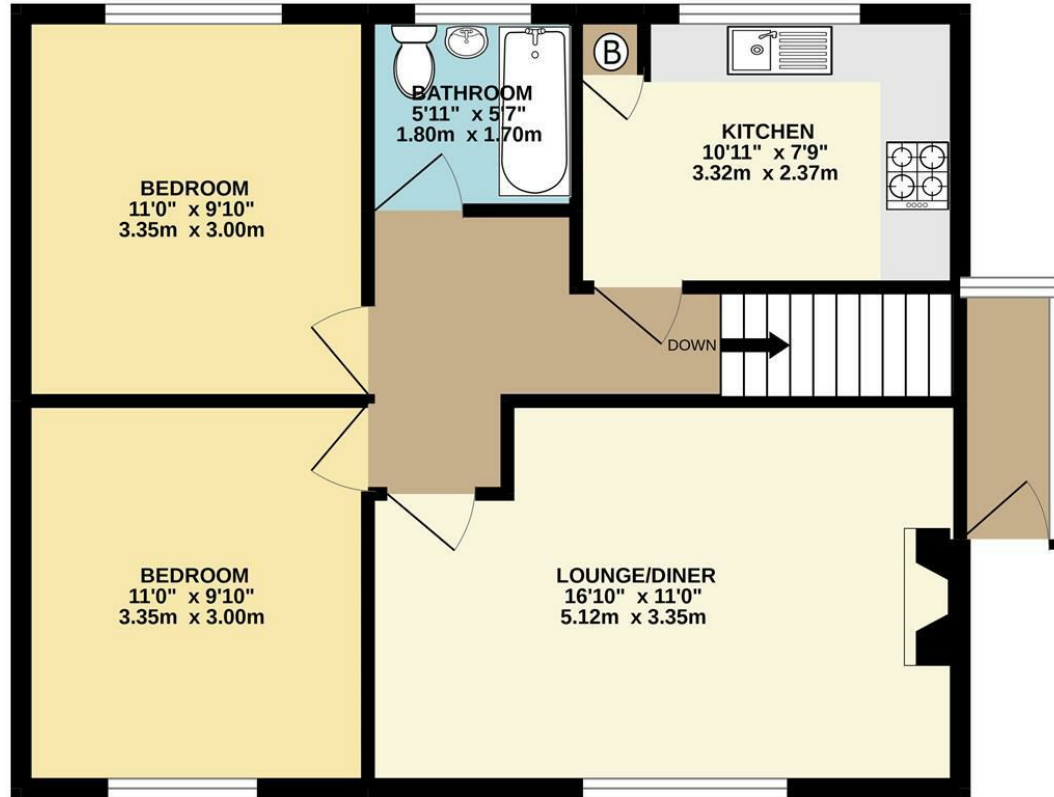




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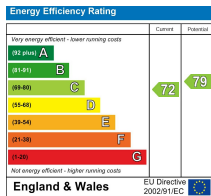
FIRST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 601 sq.ft. (55.8 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: 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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