



7 Clemon Court Castor Road, Brixham, TQ5 9PX
Leasehold Flat - Purpose Built
£149,000

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A spacious and light-filled top-floor apartment with open views and allocated parking, ideally located within a short, level walk of the town, harbour and marina.

Situated on the second (top) floor of this purpose-built development of just nine apartments, the property enjoys an elevated position with a sunny south-facing aspect and far-reaching views towards the Southdown Hills. Large windows throughout create a bright and airy feel. The block is conveniently positioned on the level, just minutes from the town's main shopping areas, harbour and marina, with a useful Spar convenience store located further along Castor Road.

Accessed via a communal entrance and stairwell, Flat 7 opens to a generous landing area. The kitchen features a rear-aspect uPVC double-glazed window and is fitted with attractive cream Shaker-style wall and base units, complemented by black slate-effect worktops. There is an inset stainless-steel sink, plumbing for a washing machine, and electric cooker point. The living room is a particularly impressive feature, being dual aspect and of excellent proportions, taking full advantage of the elevated outlook and natural light.

Further benefits include electric heating, uPVC double glazing and an allocated private off-road parking space. A communal clothes drying area provides outside space - a lovely spot for sitting in the sun and watching the world go by. Held on a 999 year lease from 1971. The freehold of the building is jointly owned by the residents (Clennon Court Housing Association) and each flat contributes a 1/9th share of the maintenance costs, currently amounting to approx £960.00 per annum.

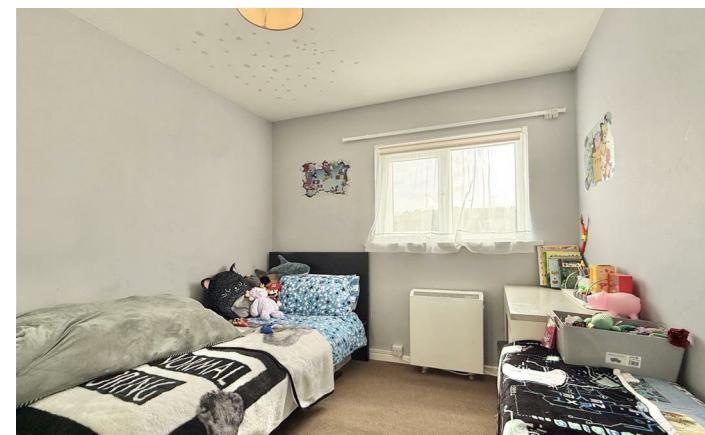
Chain free with full vacant possession, this is an ideal opportunity for owner-occupiers, downsizers or investors seeking a well-located apartment close to all town amenities.

Council Tax Band: A

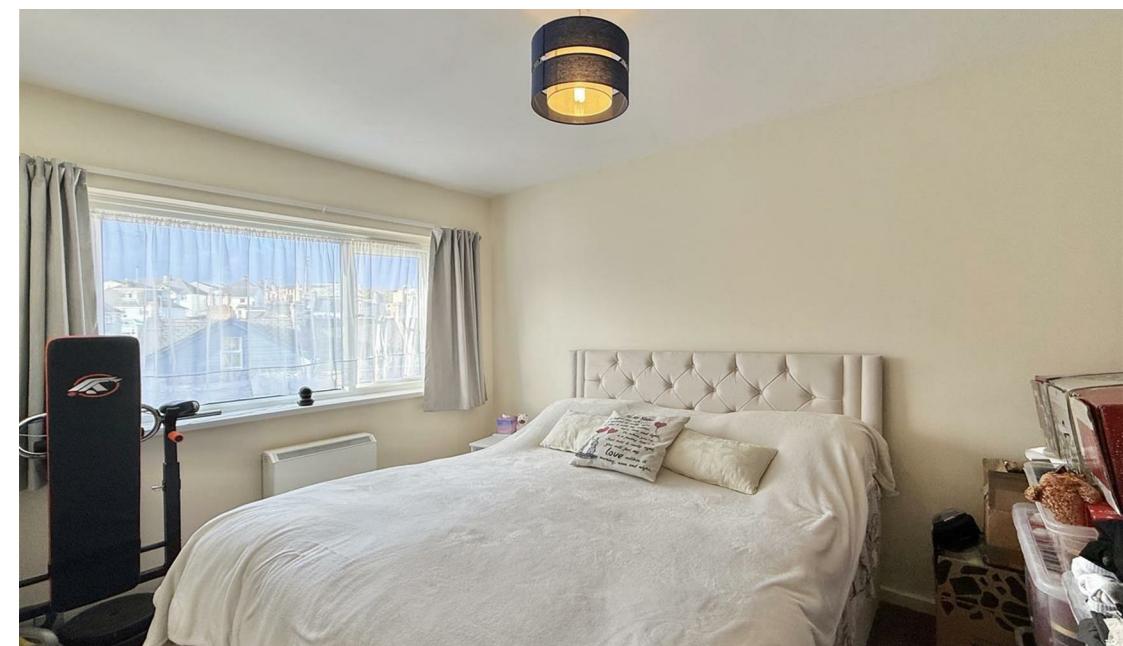


- Two Double Bedrooms
- Allocated Off Road Parking
- Leasehold - Council Tax Band A

- Light-&Bright Throughout
- Offered With No Chain
- Central & Convenient Location

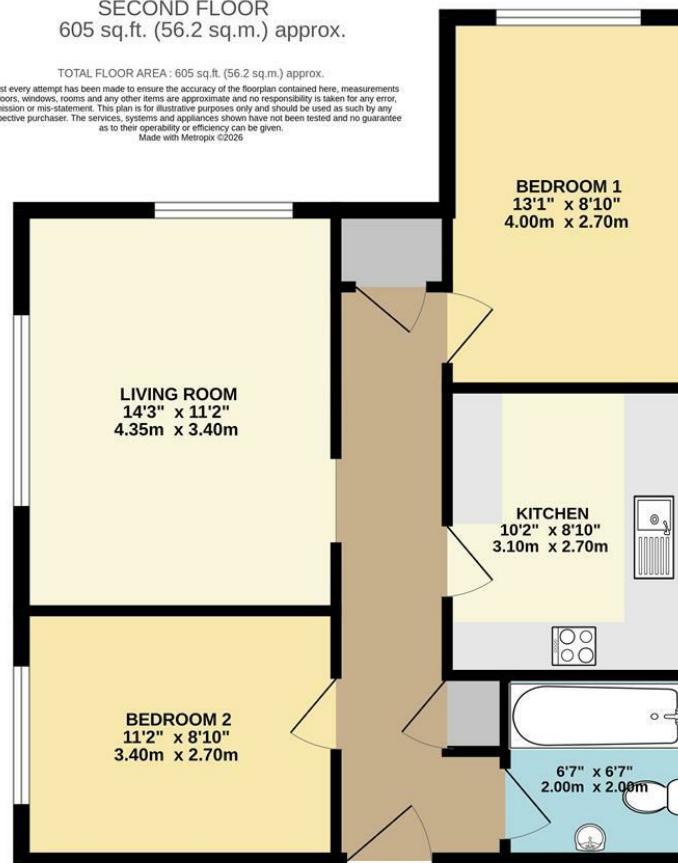


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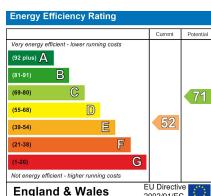


SECOND FLOOR
605 sq.ft. (56.2 sq.m.) approx.

TOTAL FLOOR AREA : 605 sq.ft. (56.2 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: E



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