



Flat 6, Saxon Heights New Road, Brixham, TQ5 8NH
Leasehold Flat - Ground Floor
£195,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Saxon Heights is one of Brixham's most striking purpose-built apartment developments, occupying a discreet yet highly convenient setting at the end of a private drive just off the main road into town. Positioned slightly above the town centre, the development enjoys a sense of seclusion while still being within easy reach of local amenities, including the mainline 12 bus route. The apartment also benefits from its own allocated parking space, along with additional visitor parking for guests.

This well-regarded ground-floor apartment features direct access to a patio from both the living room and one of the bedrooms, creating a seamless connection between the interior and outdoor space. From the patio there are pleasant outlooks across Old Brixham town centre towards All Saints Church. The harbour, waterfront, shops, cafés and restaurants are all within roughly a third of a mile, placing the best of the town comfortably within walking distance.

The apartment forms part of the highly desirable ground-floor level within the building. Inside, the accommodation is generously proportioned and well arranged, offering two spacious double bedrooms, both with built-in storage, along with a stylish, newly installed modern shower room. The property also benefits from UPVC double glazing and electric heating throughout.

Constructed around 1990, Saxon Heights is a substantial and well-maintained development with a strong reputation locally. Apartment 6 enjoys an excellent ground-floor position close to the main entrance lobby, as well as level access around the side of the building leading directly to the patio and rear entrance. This arrangement is particularly appealing for those seeking convenient access without the need to use stairs.

Residents have the use of a neatly maintained communal garden to the rear of the building, offering a sheltered and sunny spot that is perfect for relaxing or spending time with neighbours during the warmer months. The apartment is likely to appeal to retirees looking for a secure and manageable home within easy reach of amenities, or buyers seeking a private coastal retreat for personal use (holiday letting is not permitted). Viewing is highly recommended to appreciate both the location and the accommodation on offer.

The property is offered for sale with no onward chain. It is held on the remainder of the original 125-year lease from 1997, with a ground rent of £100 per annum. Service charges are approximately £1,400 every six months (circa £2,800 per annum).

Council Tax Band: E



- Patio Area Just Off Living Room
- On Number 12 Bus Route
- Generous Size - 2 Double Bedrooms

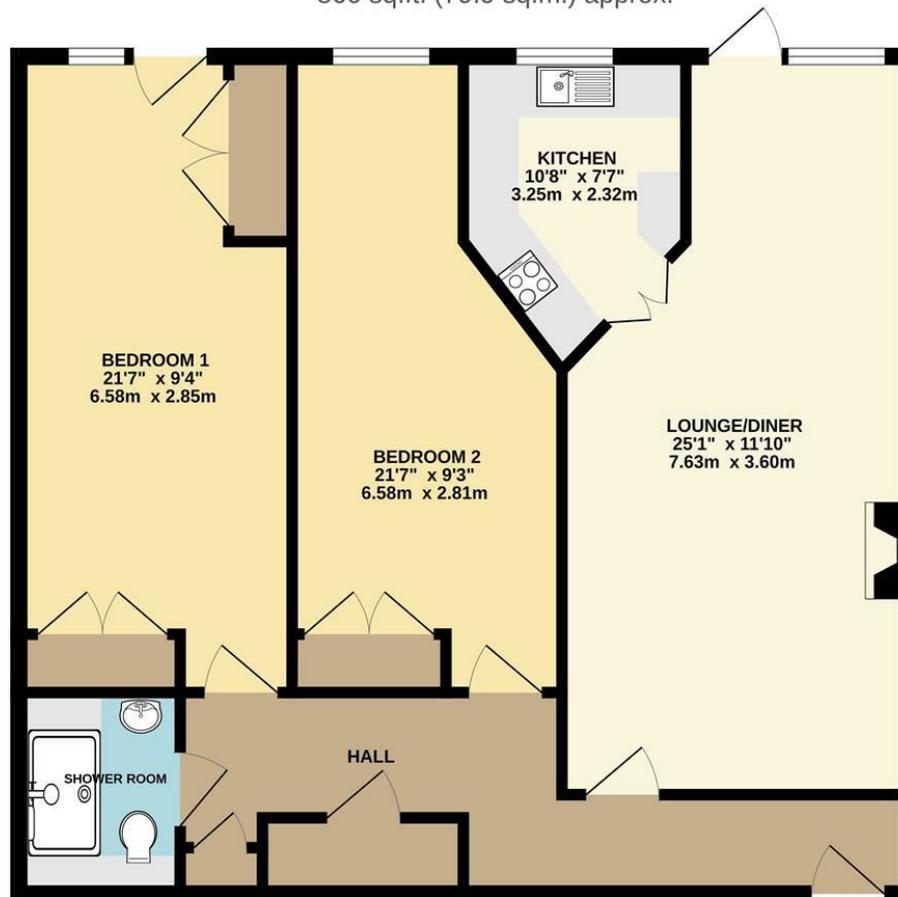
- Most Central & Convenient Location
- Designated Parking Space
- Immediate Vacant Possession



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GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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:

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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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