



8 Windmill Court Windmill Hill, Brixham, TQ5 9HG
Leasehold - Share of Freehold Flat - First Floor
£145,000

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

This light and bright first-floor apartment is located at the end of the block, offering an additional side aspect. The property can be accessed via a lift or stairs and features two good-sized double bedrooms. It also boasts a spacious open-plan lounge/diner, a separate kitchen, and a well-sized main shower room.

Situated on the outskirts of the central areas, the property is just a short walk, less than a quarter of a mile to the harbour. Its location makes it an ideal first time buy, secure 'lock-and-leave' property, or retirement base in the picturesque English Riviera.

The entrance hallway provides access to the main living areas and includes a cupboard housing the electric fuses. The lounge/diner is a beautifully presented, light-filled room with lovely open views of the town. A PVC-u double-glazed door leads out to a covered balcony, offering similar views of the town.

The kitchen is a lovely, double-aspect room with PVC-u double-glazed windows to the front and side. It is fitted with a range of matching wall and base units and includes a space for a washing machine, tumble dryer, a fridge freezer and a cooker. Both bedrooms are good-sized doubles with PVC-u double-glazed windows to the rear.

The shower room comprises a white suite including a WC, washbasin and a shower cubicle with an electric power shower over. The property also includes an allocated parking space.

The flat is held on an original 199-year lease from 1974, with each flat owner holding a 1/24 share of the freehold. There is no ground rent, and the annual maintenance charge of £1217.00 covers buildings maintenance, insurance, and communal area cleaning. Offered chain-free, this property is an excellent choice for a first-time buyer, a lock-and-leave home, or a retirement property.

AGENT NOTE: Under the Estate Agents Act 1979 (provision of information regulation 1991), we are required to point out that the vendor of this property is the relative of an employee of L J Boyce Ltd.

Council Tax Band: A

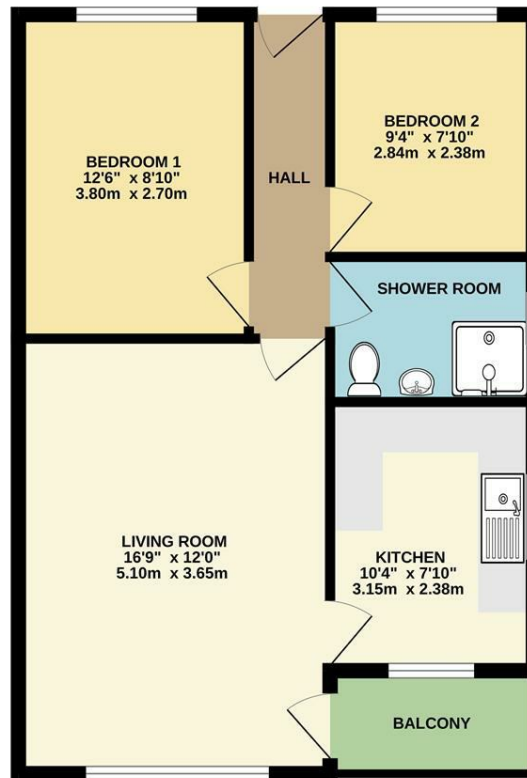


- Light & Bright Purpose Built Flat
- Lift Access
- Situated On The First Floor With A Triple Aspect
- PVC-u Double Glazing & Electric Heaters
- Allocated Parking Space
- Good Size Lounge Diner
- Panoramic Views From Lounge & Balcony
- Central & Convenient - 1/4 Of Mile From Harbour



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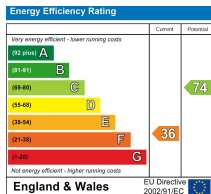




FIRST FLOOR
547 sq.ft. (50.8 sq.m.) approx.

TOTAL FLOOR AREA : 547 sq.ft. (50.8 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: F



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