



Flat 1, Old Foundry Court, 60a Fore Street, Brixham, TQ5 8DZ  
Leasehold - Share of Freehold Flat - First Floor  
Offers Over £250,000

**boyce**brixham  
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Set just yards from the picturesque waters of Brixham harbour, this stylish first floor apartment enjoys an enviable central position within a secure, gated development and is offered to the market chain free. Beautifully presented throughout, the property represents an ideal coastal retreat or a highly attractive investment opportunity, with proven potential to generate holiday let income of up to £22,000 per annum.

The accommodation is centred around an impressive 20ft open-plan living space, thoughtfully designed to maximise both space and natural light. The contemporary kitchen integrates seamlessly with the living and dining area, creating a sociable and versatile environment perfectly suited to modern living and entertaining. Two generous double bedrooms provide comfortable accommodation, with the principal bedroom further enhanced by a Juliet balcony, adding a sense of openness and light. The contemporary bathroom is finished with clean, modern fittings, complementing the overall quality of the apartment.

Additional features include inset ceiling spotlights throughout, radiator heating and double glazed windows, all contributing to a comfortable and energy-efficient home. Externally, the development benefits from a well-maintained communal courtyard, accessed via double security gates, along with a secure rear gate. With the harbour, shops, cafés and coastal walks all on the doorstep, this apartment offers a rare combination of convenience, security and lifestyle appeal in the heart of Brixham. There is no parking with the property, however permits can be obtained for the adjacent Brixham Central car park, Kings Quay or freely available street parking nearby. Efficient, with a 'B' rated EPC and modern gas central heating.

The property benefits from a share of freehold with a 999-year lease from December 2007, an approximate annual maintenance and buildings insurance cost of £1,600, and annual ground rent and service charge reviews, with the lease expiring in December 3005. NO ONWARD CHAIN.

Council Tax Band: C



- Modern Harbour Apartment
- No Chain - Council Tax Band C

- Two Lovely Double Bedrooms
- Leasehold & Share Of Freehold









TOTAL APPROX. FLOOR AREA 67.3 SQ.M. (724 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Current EPC Rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) <b>A</b>			
(81-90) <b>B</b>	82	82	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(41-48) <b>F</b>			
(31-40) <b>G</b>			
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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