



Flat 6, Brook Court 116 New Road, Brixham, TQ5 8BZ
Flat - Purpose Built
£700 Per Calendar Month

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email lettings@ljboyce.co.uk call 01803 856112

Located on New Road enjoying a level approach to the town centre and harbour. There is a local bus route connecting the town centre. Accommodation briefly comprises secure communal entrance with steps leading up to the top floor. The accommodation comprises of a private front door opening into hallway, lounge with doors out onto the rear facing BALCONY, fitted kitchen, two bedrooms and a bathroom/wc. The property benefits from uPVC double glazing and gas central heating. Allocated Parking Space. Available July.

In order to qualify for a tenancy, the total annual income between tenants is a minimum of 30 times the monthly rent. A holding deposit of one week's rent secures the property whilst we process referencing. This is used towards your first months rent when tenancy starts. Should you fail referencing or break the contract, payment is withheld. The deposit for the tenancy is 5 weeks rent. The rent and deposit must be cleared in our account before the tenancy starts.



- Top Floor 2 Bedroom Flat
- Gas Central Heating and Double Glazing
- Level Location
- Deposit £805.00

- Lounge With Balcony
- Allocated Parking Space
- Holding Deposit £161.00
- Council Tax Band C



Council Tax Band: C



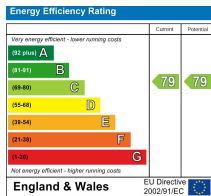
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Current EPC Rating: C



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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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