

Milton Street, Brixham, TQ5 0EG Leasehold £110,000



- Light & Bright 1 Bed First Floor Flat
- Super Sunny Balcony
- Located Near St. Mary's Square
- Allocated Parking + Visitors Parking
- Bus Service Immediately To Hand
- 1 Mile From Harbour & Main Town Centre
- Presented In Immaculate Order
- Immediate Vacant Possession & Chain Free



An immaculately presented first floor apartment set in a purpose built block, situated in a desirably level area of Brixham near to St Mary's Square. Close by is a local convenience store with post office within and various eateries, a pub, hairdressers and laundrette. The apartment benefits from a super sunny outside covered balcony with communal gardens, allocated off road parking and visitors parking. The block has a secure telephone entry system installed and the apartment has some new double glazing with the heating being serviced by modern electric heaters, along with a new Gledhill hot water cylinder.

Milton Street has the benefit of a regular bus service which can be used to commute back into Brixham and then beyond to Torbay's other towns including Paignton and Torquay, or can be used to travel to the South Hams including Dartmouth connected via a ferry in Kingswear. The flat was recently let at £520 per calendar month (£6240per annum) producing an attractive yield.

The property is accessed up six steps to the communal entrance stairwell.

COMMUNAL STAIRWELL		Situated on the 1st floor. Access via a communal stairwell (20 steps internally). Independent electric cupboard housing meter and RCD fuse board for No.11.
ENTRANCE VESTIBULE	3'09 x 3'08 (1.14m x 1.12m)	With coat hangers, wall light and intercom telephone. Quality beige carpet. Door opens up into...
HALLWAY	6'05 x 2'09 (1.96m x 0.84m)	An inviting entrance with quality beige fitted carpet. Storage / coat cupboard. BT telephone point. Time guard heating control. Smoke detector. Contemporary ceiling light.
LIVING ROOM	17'01 x 12'09 (5.21m x 3.89m)	(Measured at widest point). A super bright living space with fantastic views of Southdown Fields through the PVCu double glazed balcony door and a further window. Neutrally decorated with quality beige fleck carpet. Modern electric heater with controls. Power sockets. TV point. Smoke detector. Nuaire air control system.
KITCHEN	12'08 x 6'11 (3.86m x 2.11m)	A modern light oak effect kitchen with a combination of matching wall and base units, including wine racks, with black marble effect worktops over and under counter lighting. Stainless steel 1 ½ bowl sink and drainer. Beko washing machine. Premier Range electric cooker with Schott Ceran Diplomat hob set into worktop (stainless steel splashback) with extractor hood and light over. Satin chrome power sockets. PVCu double glazed window with fitted Venetian blind. Extra storage cupboards housing the new Gledhill hot water cylinder. 3 / 4 size fridge freezer. Modern electric heater with controls.
MASTER BEDROOM	11'00 x 10'04 (3.35m x 3.15m)	A great size double with lovely views across to Southdown Fields through a large PVCu double glazed window. Useful built in wardrobe. Modern electric heater with controls. Power sockets.



BATHROOM

6'06 x 5'06
(1.98m x 1.68m)

A modern three piece suite comprising of a push flush soft close WC, pedestal wash hand basin and panel sided bath with electric Aqualisa shower head over and curtain rail. Frosted PVCu double glazed window set back into a deep silk. Mirrored medicine cabinet.

Chrome heated towel rail. Black tiled flooring with white splashbacks surround and mosaic feature trim.

BALCONY

A real sun trap! Perfectly situated to watch the world go by and enjoy alfresco dining in warmer months. Lovely views and particularly sheltered.

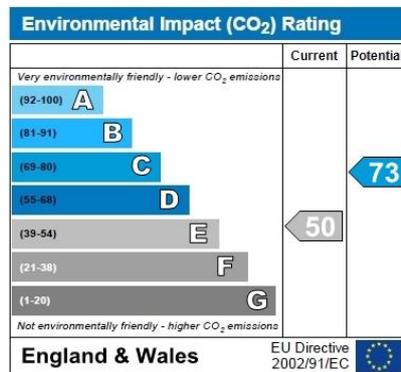
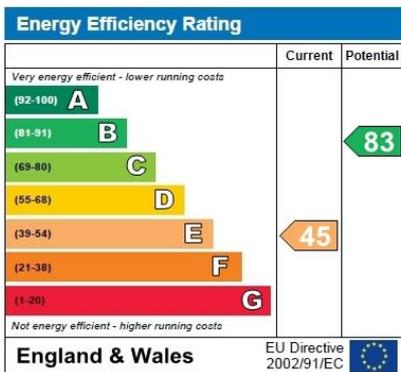
LEASE / MAINTENANCE

The property is held on a 999 year lease from 1972. The service charge, including a reserve fund, is £1370.00 per annum paid in quarterly amounts (£342.50) - this includes the buildings insurance, maintenance of the building exterior, gardens, and communal areas. The ground rent again is paid in quarterly amounts of £2.50 (£10.00 per annum). The flat was recently let at £520.00 per calendar month.

MANAGEMENT COMPANY

Blenheims - Pembroke House, 266-276
Torquay Rd, Paignton, TQ3 2EZ (Tel: 0844 800
7931).

COUNCIL TAX BAND A



Leasehold Price £110,000 L J Boyce Map Reference - D5

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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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 any distance to view.