



Bolton Street, Brixham, Devon, TQ5 9AD
Leasehold Flat
£80,000

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email property@ljboyce.co.uk call 01803 852 736

A convenient flat found in one of Brixham's few apartment developments. Wren Court offers peace of mind and good security being a fully managed development with Site Manager. Strictly for the over 60's, the flat is in an environment which is convivial for retirement.

Located less than half a mile from the Harbour and main Town Centre, the flat is well positioned to access most of the central amenities. Indeed the complex is almost next to local shops and Brixham Hospital. An ideal home for those who want to walk to amenities.

The flat is on the ground floor with electric heating and double glazing throughout. The kitchen has plenty of cupboard space and is neutral in decor. The shower room has been recently fitted with a modern white suite including a large shower cubicle. There are some parking spaces (first come first served basis).

The flats have external CCTV security and 24 hours "Piper Haven" Emergency Helpline System installed in each flat. The Site Manager is on duty Monday to Friday 9.00am to 1.00pm and has a small office in the development.

The current service charge is £205.60 per month. Includes full Water Rates, Buildings Insurance, exterior maintenance, upkeep of garden areas, communal light and cleaning, the on site First Port Management Services and the cleaning of the windows.

The following information should be verified by any potential purchasers legal representative. The property is offered with the remainder of the original 125 year lease from 1990. Ground Rent is £54.50 per annum.



- Light and Bright Apartment
- For The Over 60's
- Popular Retirement Development
- Very Central To Enjoy Many Amenities
- Approximately 1/2 Mile To The Harbour
- A Secure and Managed (First Port) Development
- Well Presented Throughout
- Pleasant Communal Garden & Some Parking Spaces



Council Tax Band: A
Map reference: E3



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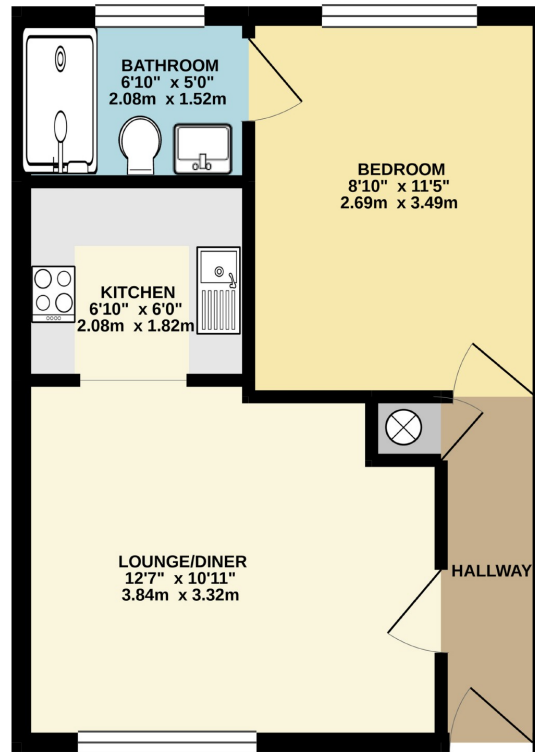
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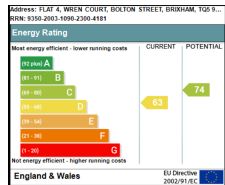
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GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 342 sq.ft. (31.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: D



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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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