



Windmill Hill, Brixham, Devon, TQ5 9DR  
Leasehold Apartment  
£295,000

**boyce**brixham

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Stunning penthouse apartment developed in 2018. Loft-style living with great sunlight and views across the valley. Bolton Court is located close to Brixham Town Centre and approximately half-a-mile to the harbour and waterfront. Complete with a designated parking space and a sunny outside 'wraparound' terrace offering a great place to enjoy the open southerly aspect with minimal maintenance required.

Within a short mile are many amenities including shops, cafés, restaurants, and traditional pubs. There are also some beautiful coastal walks and beaches to hand including Breakwater beach, Fishcombe Cove, Berry Head Country Park, Sharkham Point.

The penthouse has a generous floor area (1,345 Sq Ft) and enjoys large vaulted double glazed, powder coated aluminium framed window sections which really work well with the original wooden feature beams dating from 1816. A great blend of original character and contemporary styling. There is gas central heating and an en suite shower room to Bedroom One. As demonstrated by our vendors, the accommodation is very flexible and can be configured to have more bedrooms or indeed extra living or work spaces with all the rooms well positioned and enjoying a real spacious yet cosy feel.



- Contemporary Loft Penthouse
- 3 Beds, Or 2 Beds with 2 Large Living Areas
- High Quality Powder Coated Aluminium Windows
- Arched Beams & Vaulted Ceilings
- Designated Parking
- 999 Year Lease & Low Maintenance
- Wrap Around Terrace & Outside Areas
- Located Just A 1/2 Mile From Harbour & Centre









Outside, there is a 'wraparound' terrace comprising of a galvanised steel deck to the front with granite slab details and steps leading to a large composite sun deck area for private use with far reaching views back towards St Marys and the fields beyond, A generous size area and facing due south - a real hot spot! Designated parking space to the rear.

The development consists of thirteen apartments in total with two penthouse apartments. All are held on 999 year lease from 2018. Ground rent of £125 per 6 months (£250.00 per annum).

Service charge circa £950 per annum to cover Buildings Insurance, Window cleaning, Periodic outside painting, Drains, Sinking fund, Maintenance outside lights and communal electricity and gutters,



Council Tax Band: B  
Map reference: E3

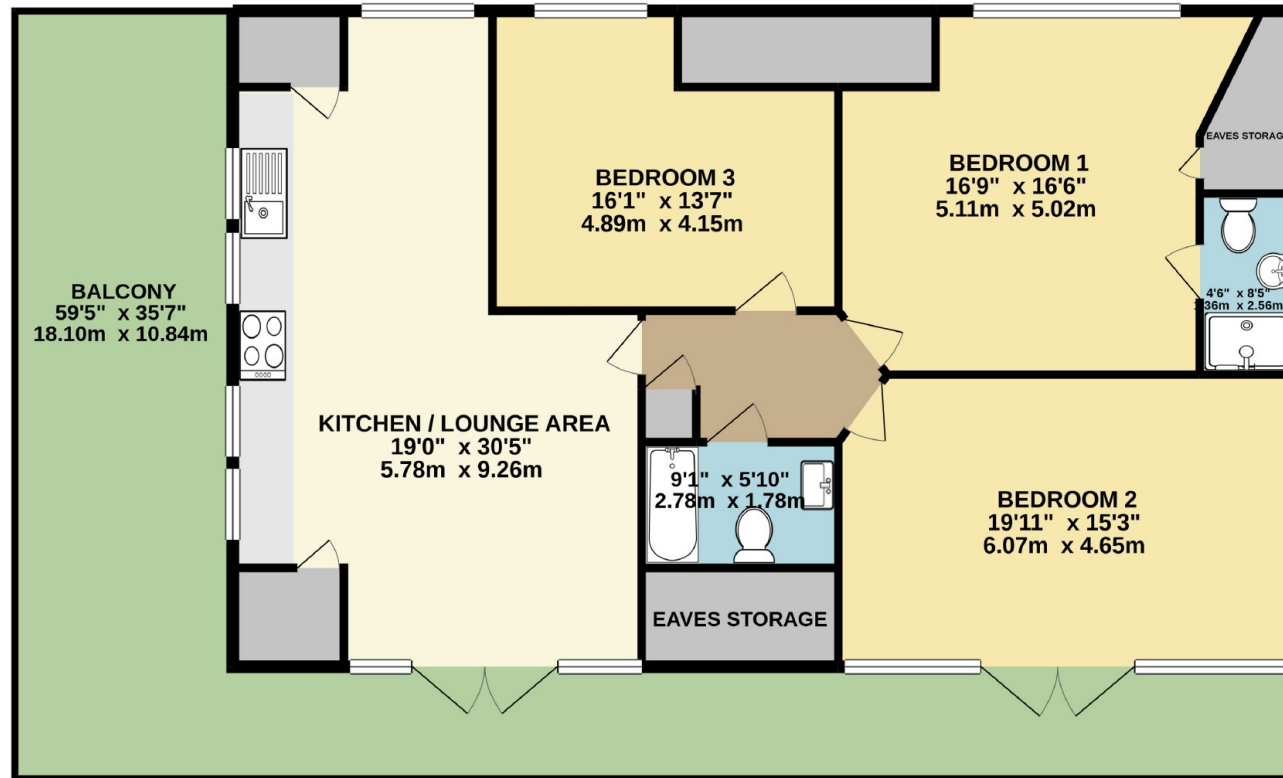


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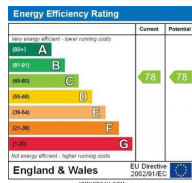
1498 sq.ft. (139.1 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.1 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: C



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