

59 Bolton Street, Brixham, TQ5 9DJ
Leasehold Flat - Ground Floor
£87,500

boycebrixham

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Situated in the heart of the town centre, this stylish ground floor apartment offers an excellent opportunity for investors, first-time buyers or those downsizing. With all local amenities just a short walk away, the property combines modern convenience with a central location, making it ideal for owner occupiers or as a rental investment.

The apartment is fully PVC-u double glazed and complies with the latest building regulations. It features a bright and spacious living area, complete with uplighters and a TV point, seamlessly opening into a contemporary kitchen. The kitchen is fitted with high-gloss white cabinetry, wood block effect worktops, and attractive bevelled tiled splashbacks. It includes a brushed steel Lamona electric hob and oven with grill, a matching extractor canopy, and space for an upright fridge freezer, all set on sleek wood laminate flooring.

The bedroom, with an additional utility alcove (with plumbing), provides a cosy and functional space, with ample power points. The adjacent shower room is finished to a high standard, fully tiled with modern ceramic tiles and spanning the full width of the property. It features a glazed shower enclosure with a Triton Sambada shower unit, a wash basin set within a vanity unit, a WC, a Hyco electric fan heater, extractor fan, and a good-sized window that also provides emergency rear access.

With an expected rental value of £625/£650pcm, the property makes for a sound rental investment.

Additional benefits include good quality carpets and a hard-wired, integrated smoke alarm system connected to neighbouring flats. The property is offered on a leasehold basis. 125 Years from 2015 (115 years remaining). Ground Rent is £100 per year, and an annual service charge of circa £276.29 per year. This has been paid up to November 2027. Maintenance requirements are divided equally between the four dwellings.
This is well-appointed, low-maintenance home or investment property in a sought-after location, and early viewing is strongly recommended. OFFERED WITH NO ONWARD CHAIN

Council Tax Band: A

1 1 1

- Ground Floor Flat - Leasehold
- No Onward Chain
- Modern & Well Presented Throughout
- Central & Convenient Location
- Easy, Ground Floor Access
- Council Tax Bad A









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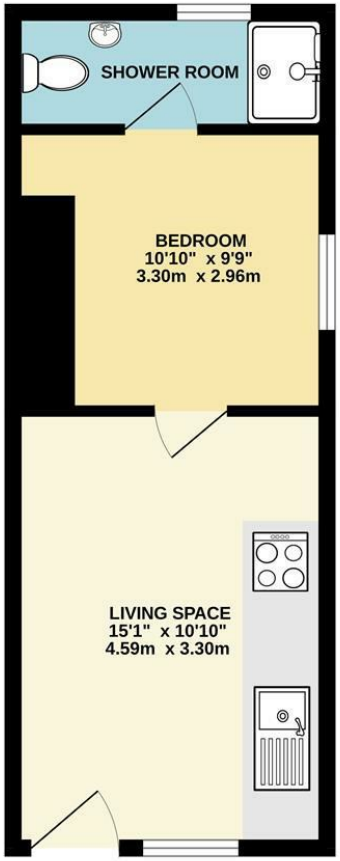




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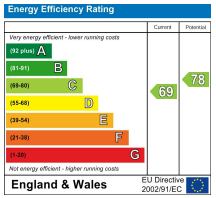
GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 298 sq.ft. (27.7 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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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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