

## Saxon Heights

New Road, Brixham, TQ5 8NH

Leasehold £159,950



- Central Luxury Apartment Complex
- Highly Sought after Ground Floor Apartment
- 2 Decent Size Double Bedrooms
- Large Living Room + Interesting Dining Area
- Impressive Visitors Entrance Lobby
- Lift Service To All Floors If Required
- Ample Allocated & Visitors Parking
- Central Yet Private Approach



This luxury apartment offers unparalleled privacy from such a convenient and central location. One of the most sought after units in the development being situated on the ground floor with its own entrance as well as the lobby entrance. The property is also positioned in one of the buildings turrets and provides the accommodation with a larger than average living room incorporating the interesting tower shape which makes an ideal dining area.

The grounds are meticulously maintained and presented with a sweeping drive from New Road leading to an impressive frontage where the mature shrubs offers residents and visitors a pleasant and green welcome. The secure entry system leads to an immaculate lobby area perfect for waiting visitors, with a lift service to all floors if required.

There is an abundance of parking for both residents and visitors with the lower and higher car park to the side of the building. The town centre is a short walk away, as is the harbour and marina ringed by its many cafes and restaurants overlooking the water front. There are both doctors and dentist surgeries very close by on New Road. The nearby bus service on New Road takes you directly to Paignton station (a main line train station with country wide connections) including fast trains to Paddington and the North.

Secure Telephone Entry to...

## **LOBBY**

A very pleasant entrance and reception with seating for waiting visitors and guests. Solid wood door to...

## **ENTRANCE HALLWAY**

Very spacious entrance hallway - perfect for outdoor wear with ample wall space to either side. Mains linked smoke detector. Door to...

## **INNER HALL**

A very grand inner hall with ample space for furniture and light with PVC-u double glazed window overlooking the front garden. Power point for table lamp. Large built-in storage cupboard housing RCD fuse board. Further walk-in airing cupboard housing hot water cylinder with slatted shelving for linen.

Telephone entry controls with eye shot of front entrance through side window.

## **LIVING ROOM**      21'3 x 15'7 (6.48m x 4.75m)

A fantastic size living room with easy access to the building frontage with PVC-u door to garden. Ample space for lounge furniture. Very cosy with 2 storage heaters. An interesting shaped room with the dining area situated within the turret of the building providing an interesting outlook.

5 PVC-u double glazed windows to all turret sides. Telephone point. Television point. Double doors...



## KITCHEN

10'6 x 5'9  
(3.20m x 1.75m)

A good size fitted kitchen with a range of matching wall & base units with roll edge worktops. Fitted electric oven & eye level. 4-ring hob with extractor over. Free standing fridge, freezer dishwasher & washing machine included.

Single bowl sink & drainer with PVC-u double glazed window to the front enjoying a garden outlook. Tiled splashbacks. Vinyl flooring. Fan assisted wall heater.

## BEDROOM 1

13'11 x 9'10  
(4.24m x 3.00m)

PVC-u double glazed window to the side. Large built-in double cupboard with mirror fronted doors. Storage heater.

## BEDROOM 2

9'10 x 8'11  
(3.00m x 2.72m)

PVC-u double glazed window to the side. Electric convector heater.

## BATHROOM

A spacious bathroom - beautifully fitted with a three piece suite including bath, low level WC and pedestal washbasin. Tiled splashbacks. Mirror with courtesy light above. Electric heated towel rail. Extractor. Vinyl flooring.

## PARKING

Allocated parking space and additional parking for visitors in the higher car park.

## COMMUNAL GARDEN AREA

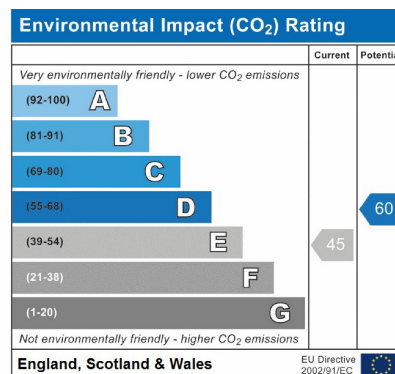
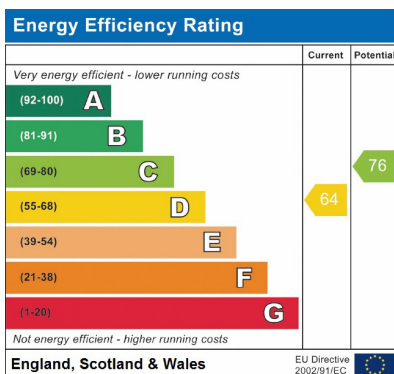
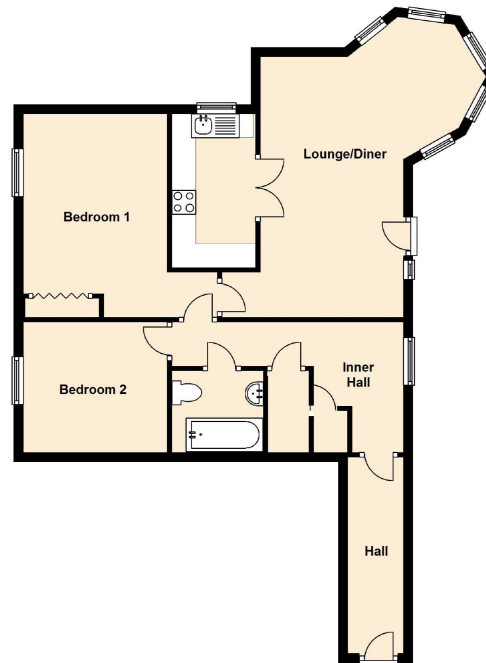
## LEASE INFORMATION

Lease term - 125 years from 1997. Service Charge - £1,862.40 per annum.

## COUNCIL TAX BAND D



Ground Floor



## Leasehold Price £159,950

### L J Boyce Map Reference - E3

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.