

FOR SALE



Vaughan Close, Beacon Park
Asking Price Of £140,000

MARTIN&CO



Vaughan Close, Beacon Park

2 Bedrooms, 1 Bathroom

Asking Price Of £140,000

- SECOND FLOOR APARTMENT
- CUL DE SAC LOCATION
- BEAUTIFUL VIEWS
- ALLOCATED PARKING
- SITTING ROOM

SUMMARY ***Nestled within the highly coveted residential setting of Vaughan Close, this charming second-floor apartment presents an exceptional opportunity for both discerning first-time buyers seeking a stylish start on the property ladder and astute investors looking to capitalize on a prime location.***

LOCATION Beacon Park is a well-regarded residential area situated in the vibrant city of Plymouth, Devon, in the United Kingdom. Known for its family-friendly atmosphere and convenient location, Beacon Park offers a blend of suburban tranquility and accessibility to urban amenities.

The area boasts a diverse range of housing, from established family homes to more recent developments, catering to a variety of needs and preferences. Tree-lined streets and well-maintained green spaces contribute to the pleasant environment, making it a popular choice for those seeking a comfortable and community-oriented place to live.

Residents of Beacon Park benefit from easy access to a number of local amenities, including well-regarded schools, local shops, and community facilities. The area is also conveniently located for transportation



links, providing access to the city centre and other parts of Plymouth via public transport and road networks

DESCRIPTION This delightful flat boasts a thoughtfully designed layout and a collection of desirable features, promising a comfortable and convenient lifestyle.

Upon entering, you are immediately drawn to the spacious lounge, a welcoming and versatile living area that serves as the heart of the home. What truly sets this room apart are the beautiful views over the city and water in the distance. Imagine relaxing or entertaining in this bright and airy space, with a picturesque backdrop that evolves with the changing light and seasons. This captivating vista adds a unique and highly desirable element to the property.

Adjacent to the lounge, you will discover a lovely kitchen, thoughtfully planned and well-equipped for modern living. Whether you are a culinary enthusiast or simply appreciate a functional and aesthetically

pleasing space for preparing meals, this kitchen offers a delightful environment. Its design ensures practicality without compromising on style, making it a joy to use for everyday living and entertaining guests.

The apartment further features two well-proportioned bedrooms, providing comfortable and private retreats. Each bedroom offers ample space for furnishings and personal touches, creating peaceful havens for rest and relaxation. These versatile rooms can easily adapt to various needs, whether as sleeping quarters, a home office, or a guest room.

Adding significant value and convenience is the inclusion of an allocated parking space. In the highly desirable residential area of Vaughan Close, having a dedicated parking spot eliminates the stress of searching for parking and provides a valuable asset for residents and potential tenants alike.

The appeal of this property extends beyond its internal features. Vaughan Close is renowned for its desirable



ambiance and convenient access to a range of local amenities, transport links, and green spaces. The area's reputation as a highly sought-after residential location ensures strong rental demand for investors and a wonderful sense of community for owner-occupiers.

In conclusion, this second-floor apartment in Vaughan Close offers a truly compelling package. With its spacious lounge showcasing beautiful views over the city and water in the distance, lovely kitchen, two comfortable bedrooms, and the added benefit of an allocated parking space, it represents a fantastic opportunity for those seeking a stylish first home or a sound investment in a prime location. Don't miss the chance to experience the charm and convenience this wonderful flat has to offer.

VIEWINGS Interested applicants should call Martin & Co (Plymouth) today on 01752 255 255 in order to arrange their viewing appointment.

NOTICE TO APPLICANTS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We routinely refer potential purchasers to Simply conveyancing. It is your decision whether you choose to deal with Simply Conveyancing. In making that decision, you should know that we receive an annual payments benefits,

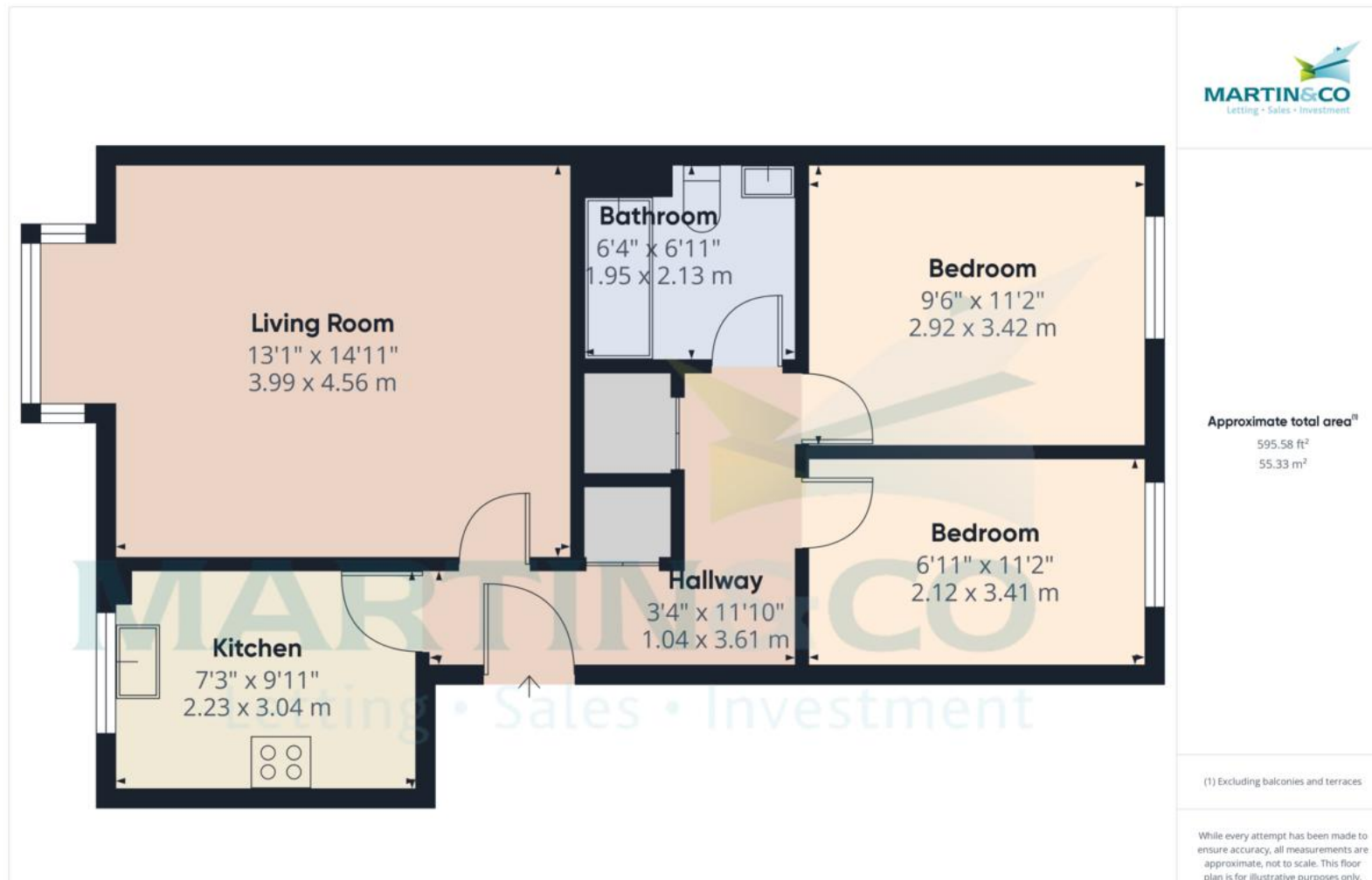
equating to approximately £200 per referral.

LEASEHOLD INFORMATION The property is leasehold with 84 Years remaining on the lease. There are service charges of £1900 per annum and £70 ground rent per annum. This information has been provided in good faith however we recommend formal verification by a solicitor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		





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