



Flat 10 Foliot House, 678 Budshead Road, Crownhill,
Plymouth, Devon, PL6 5FW

Offers Over £170,000



Located in the sought-after residential area of Crownhill, Foliot House is a modern conversion close to reputable schooling, convenient shops at Crownhill Village, M&S Foodhall, and a commercial gym complex at Christian Mill Business Park nearby. Derriford and Nuffield hospitals are both within walking distance, whilst there are local bus routes that provide easy access to Plymouth City Centre and beyond.

This is a fantastic opportunity to acquire a wonderfully presented first floor apartment with two allocated parking spaces. The apartment is finished to the highest standard including high quality laminate flooring throughout most of the accommodation and neutral carpet in the bedrooms whilst there are made to measure roller and venetian blinds throughout the apartment.

The accommodation comprises an entrance hallway, living room which enjoys pleasant views and floods the room with lots of natural light. The modern kitchen is fitted with skandi-inspired matt finished units with LED under counter strip lighting, integrated appliances including Hotpoint fridge freezer, dishwasher, Bosch induction hob with touch control and glass splashback, a single fan assisted oven and a stainless-steel sink with mixer tap.

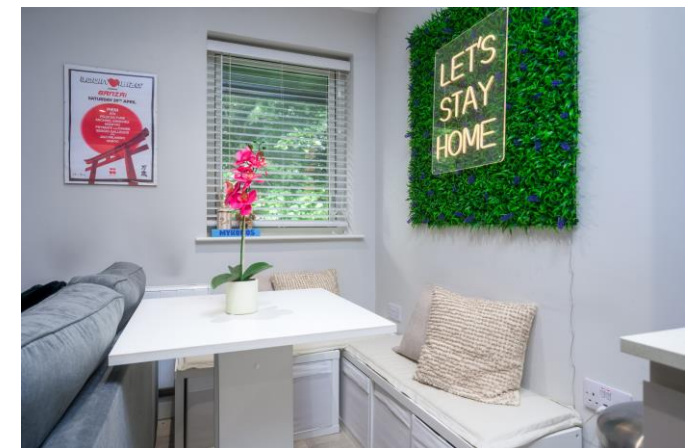
The master bedroom has a bay window and enjoys a dual aspect whilst the second bedroom is a great size double with ample space for freestanding wardrobes.

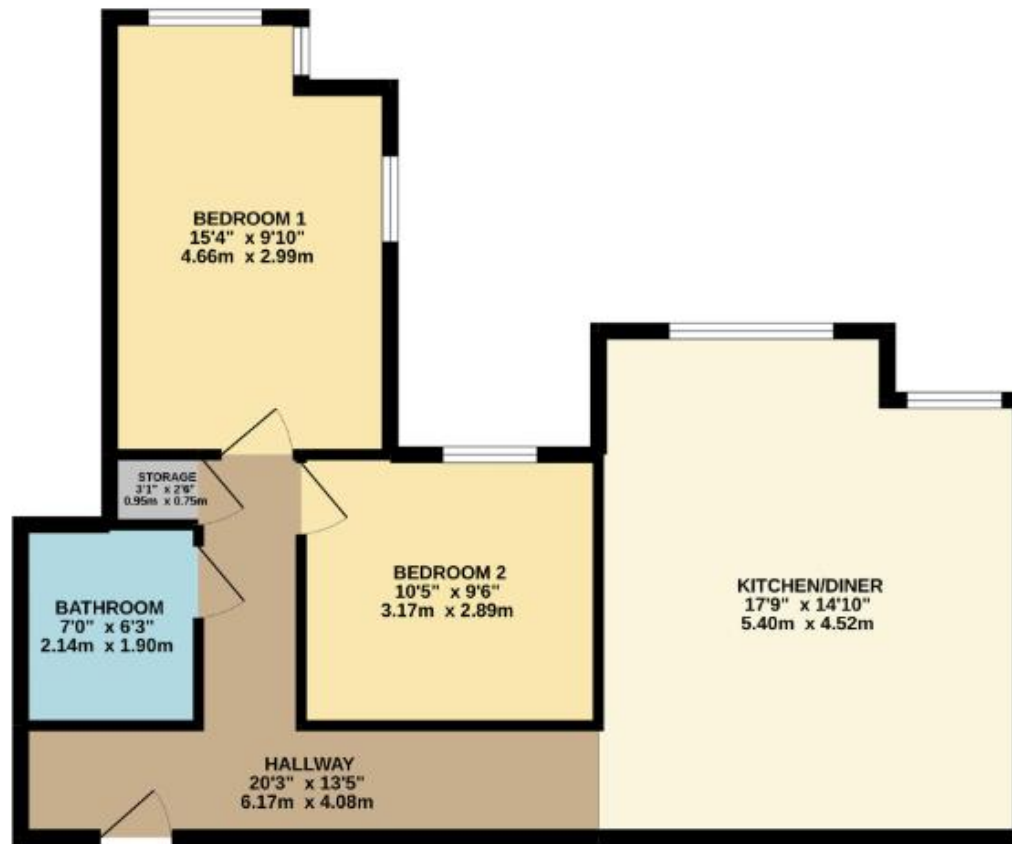
The family bathroom comprises of a bath with shower over, wash hand basin, WC and heated towel rail. Whilst there is a useful storage cupboard, perfect for storing household items.

Foliot House has a colour video/audio entry system to access the building and a key fob access to communal areas, lift facilities and has 6 years remaining on the NHBC. The apartment comes with two allocated parking spaces, there are three visitor parking bays, and it is being sold with no onward chain. Lease information: We understand the apartment is held on a lease with 996 years remaining. It is subject to a service charge of approx. £185 pm. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for the lease.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.
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