

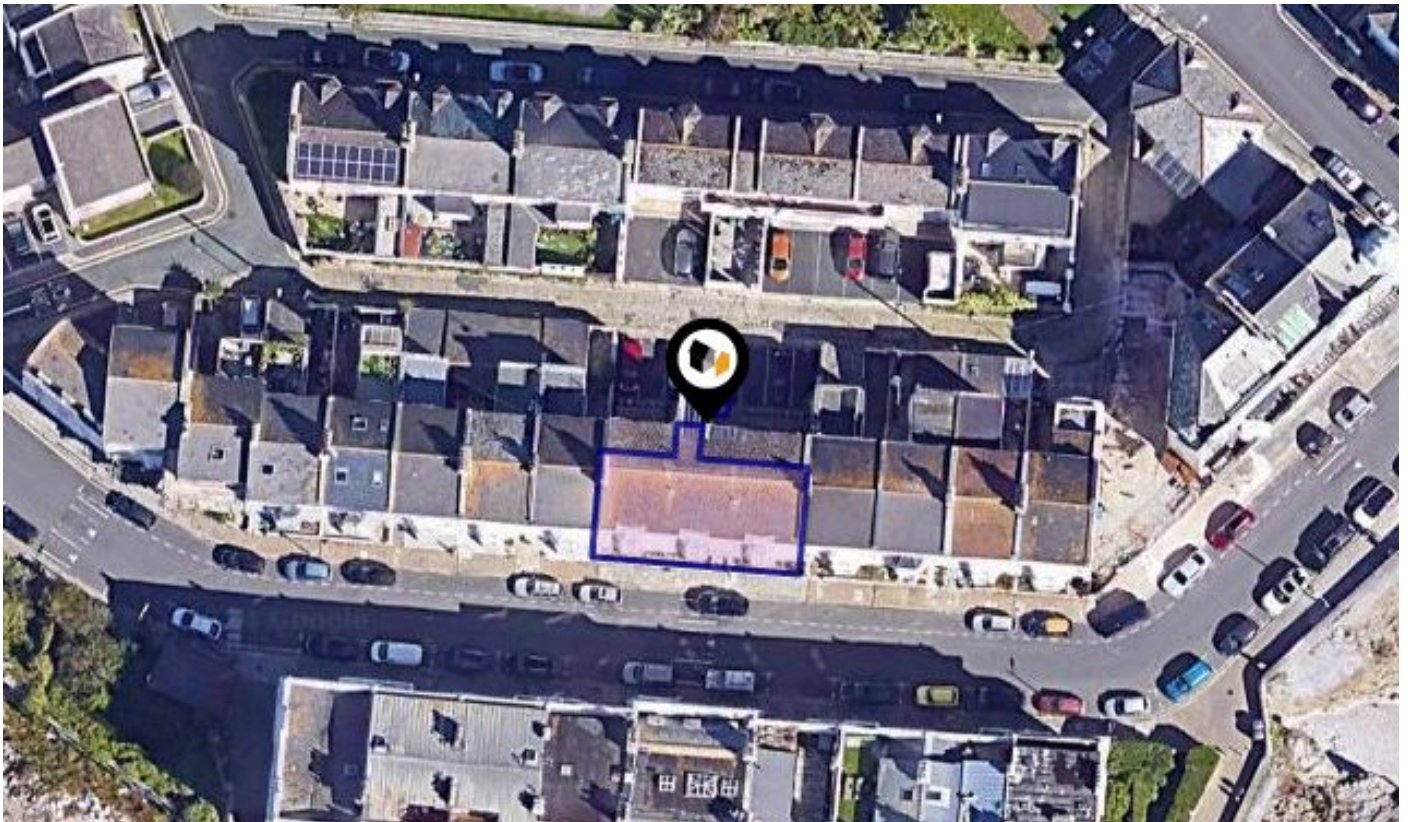


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th October 2024



GRAND PARADE, PLYMOUTH, PL1

Lang Town & Country

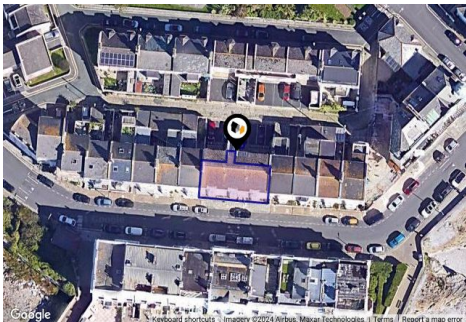
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	06/11/1986
Floor Area:	527 ft ² / 49 m ²	End Date:	01/06/2985
Plot Area:	0.04 acres	Lease Term:	999 years from 1 June 1986
Year Built :	1976-1982	Term Remaining:	961 years
Council Tax :	Band A		
Annual Estimate:	£1,477		
Title Number:	DN217344		

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	91 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



PLYMOUTH, PL1

Energy rating

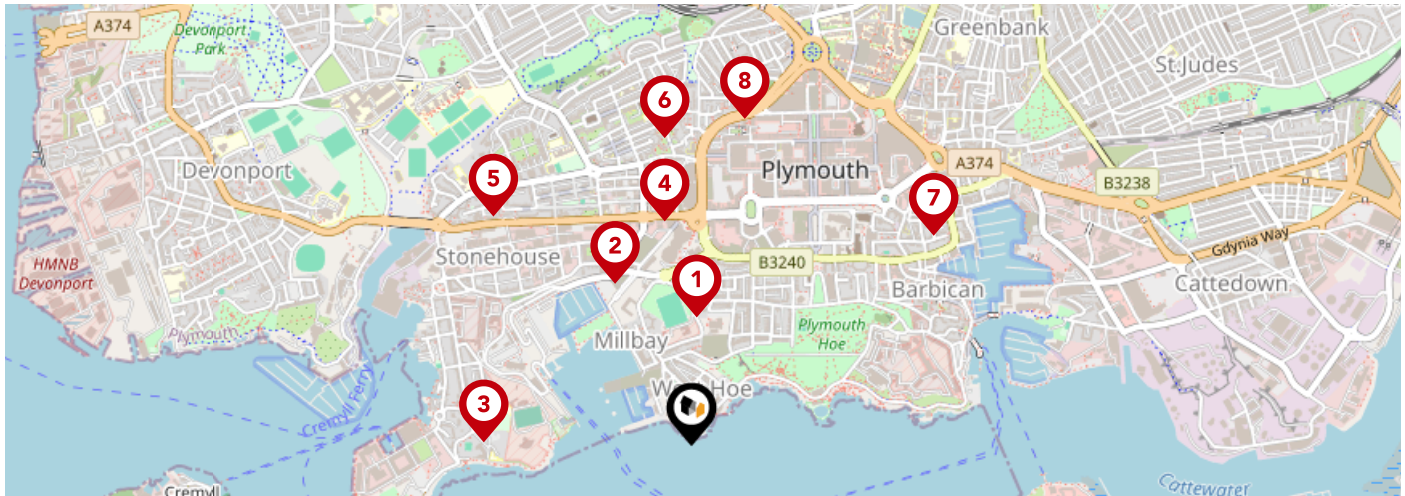
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Valid until 24.03.2031

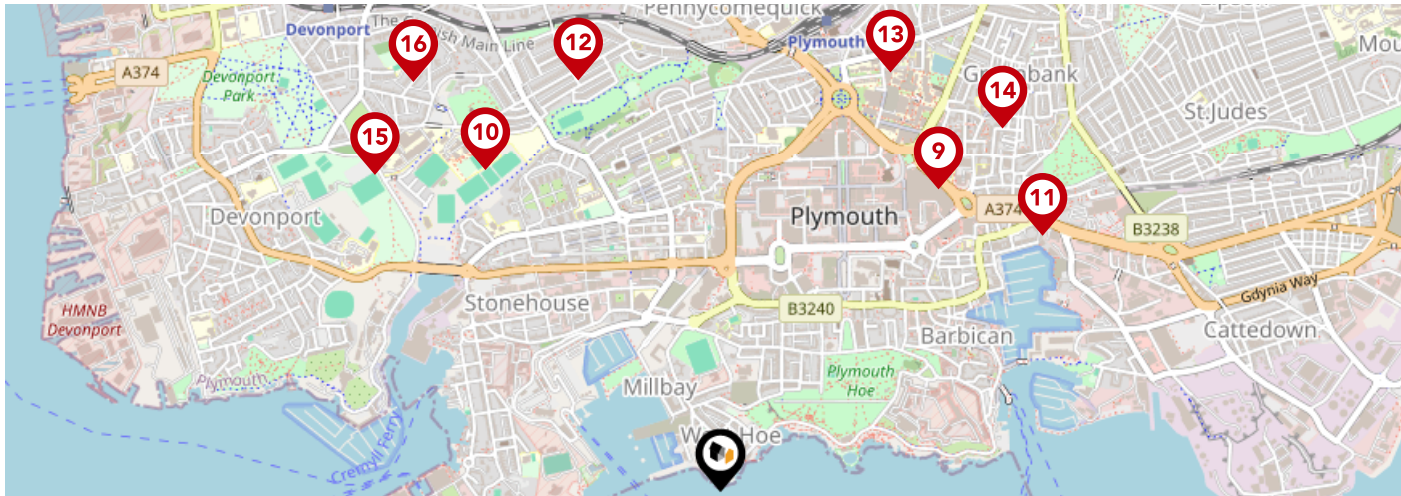
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Standard tariff
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	49 m ²

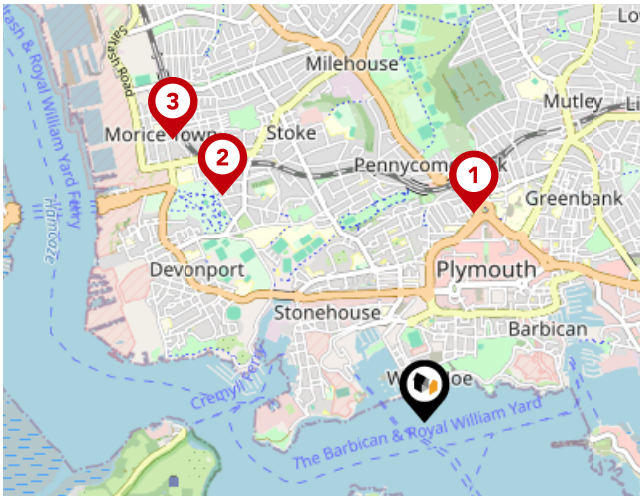


		Nursery	Primary	Secondary	College	Private
1	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



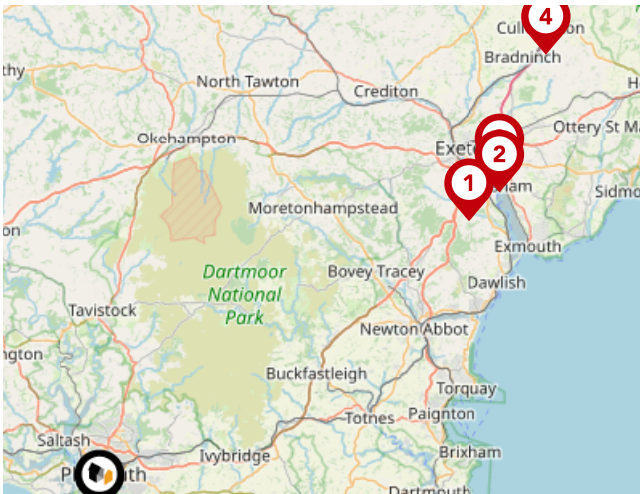
		Nursery	Primary	Secondary	College	Private
	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



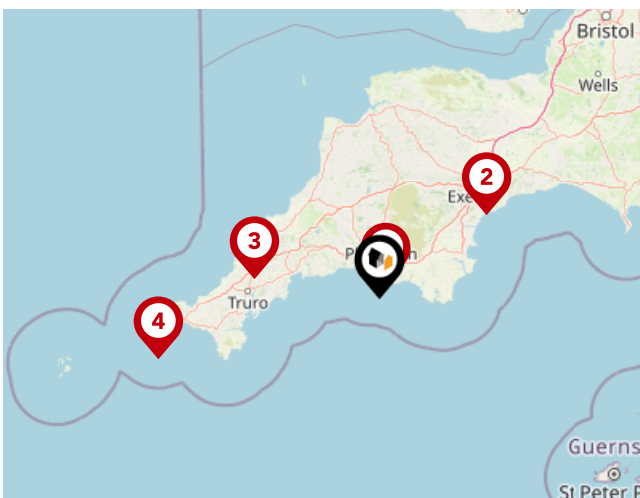
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.02 miles
2	Devonport Rail Station	1.43 miles
3	Dockyard (Plymouth) Rail Station	1.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.47 miles
2	M5 J30	38.62 miles
3	M5 J29	39.4 miles
4	M5 J28	48.11 miles

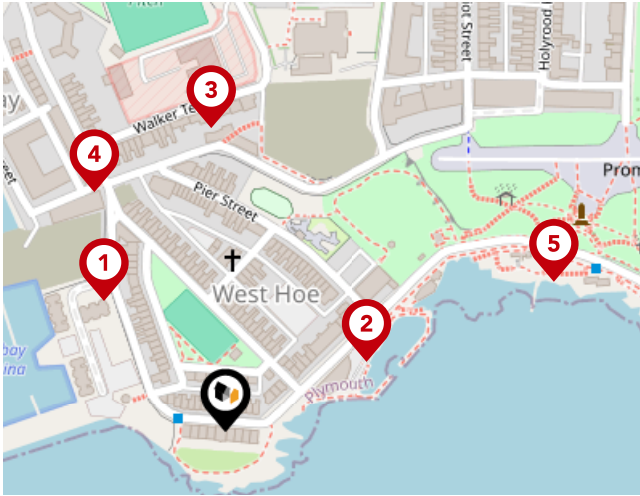


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.46 miles
2	Exeter Airport	41.04 miles
3	St Mawgan	38.2 miles
4	Joppa	69.57 miles

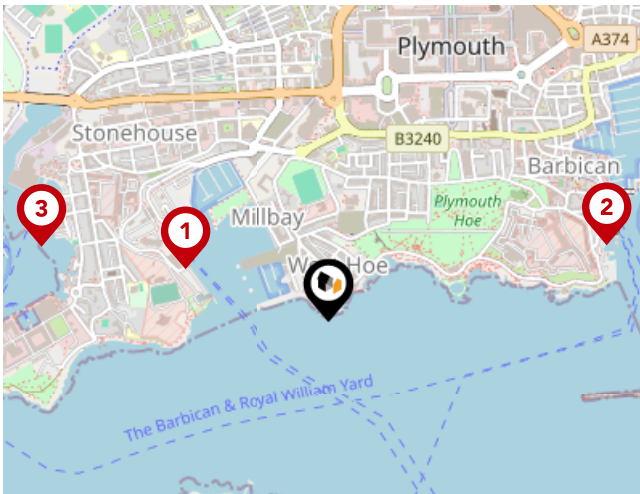
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rusty Anchor	0.11 miles
2	West Hoe Park	0.09 miles
3	Walker Terrace	0.18 miles
4	West Hoe Post Office	0.16 miles
5	The Belvedere	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.36 miles
2	Plymouth (Barbican) Landing Stage	0.68 miles
3	Plymouth Stonehouse Ferry Terminal	0.7 miles

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Lang Town & Country

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Lang Town & Country

6 The Broadway Plymstock Plymouth PL9
7AU
01752 456000
Natalie@langtownandcountry.com
www.langtownandcountry.com

