



Ground Floor Flat, 12 North Road East, Plymouth, Devon, PL4 6AS

£125,000

Situated in a prime position only stone's throw from the main Plymouth University campus and a short stroll into the City Centre, Drake circus and various local supermarkets is this two-bedroom apartment set within the ground floor of a Victorian property with a private courtyard.

The apartment has been an investment property for many years generating an attractive return with no void periods due to its fabulous central location. The apartment has retained a wealth of period features such as ceiling mouldings complemented by the high ceilings and cornicing whilst the modern benefits include double glazing and gas central heating.

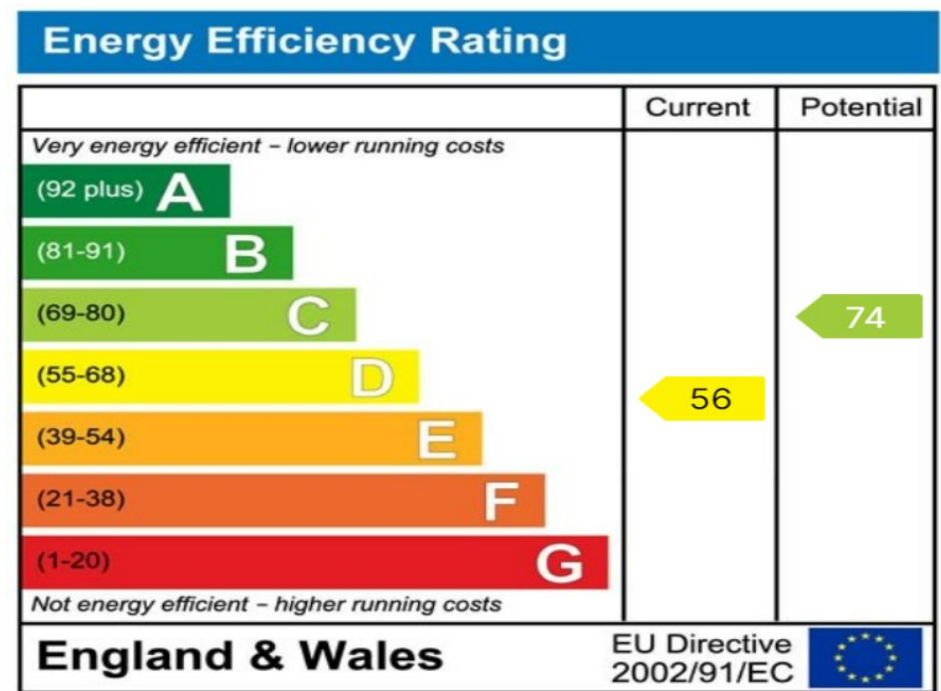
The accommodation comprises a sitting room, kitchen with a range of wall and base units, sink with drainer, washing machine, large cupboard with a fridge freezer and a gas hob. The bathroom is tiled with a bath, mixer taps and shower head, wash hand basin and a WC. There are two double bedrooms with the master bedroom benefitting from a large, fitted wardrobe with sliding doors and original shelving whilst the second double bedroom has a door providing direct access to the small private courtyard where there is also a shed for garden storage. The property is being sold with no onward chain.

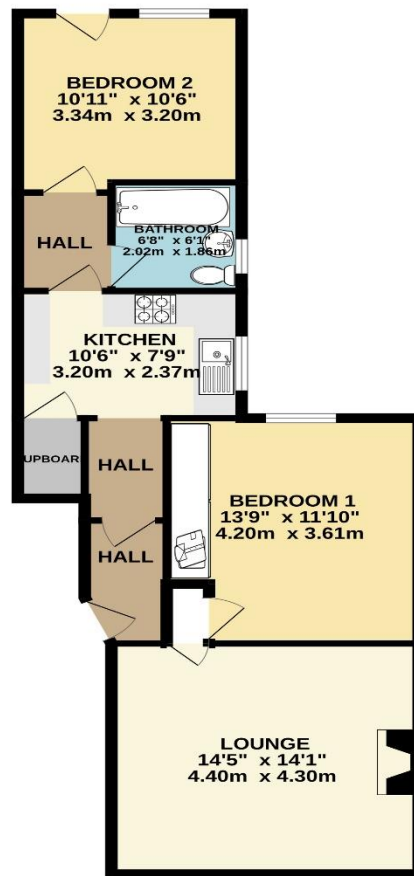
Leasehold information: We understand the apartment is held on a lease which commenced in 1988 with 999 years and is subject to a service charge of £120.00 per calendar month. We would encourage any prospective purchaser to confirm the above information with their solicitor as it has been given in good faith by the vendor.

Agents Note: The Management Pack is already in place for a new purchaser and searches can also be purchased.



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





TOTAL FLOOR AREA: 686 sq.ft. (63.7 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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