



154e Aberdeen Avenue, Manadon Park, Plymouth, Devon, PL5 3UW



Price £150,000



Lang Town and Country are delighted to offer to the market, this spacious self-contained first floor apartment which occupies a delightful location in the popular residential development of Manadon Park. The excellent range of local facilities includes some nearby popular schools, parkland, and shopping Centre together with Derriford and Nuffield hospitals. The property is also conveniently close to the A38/Parkway.

This delightful apartment has been very well maintained over the years and one of its most important features is the French doors and Juliette balcony in the lounge overlooking the surrounding parkland.

The accommodation comprises a welcoming hallway, two bedrooms, bathroom, fitted kitchen and a spacious living room with the French doors and lovely views.

The property has the benefit of an allocated parking space.

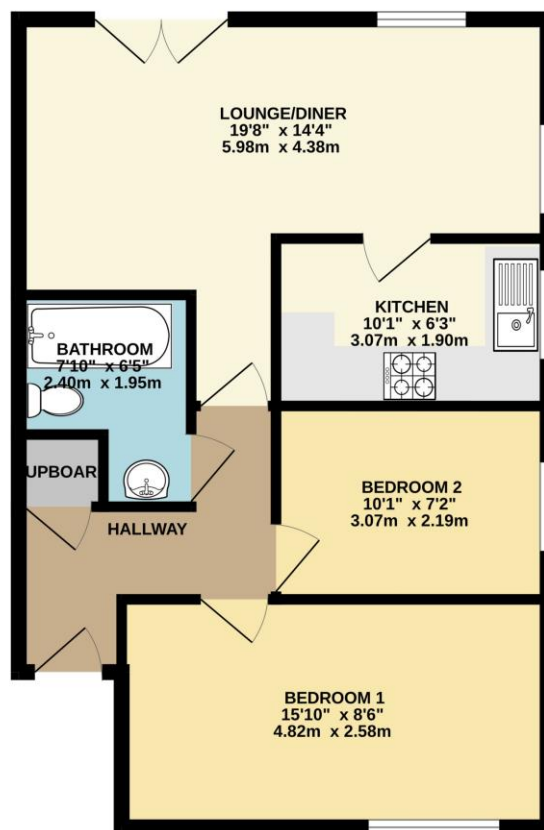
We would recommend an early viewing to appreciate this great apartment is a superb location.

Lease Information: We understand the apartment is held on Lease with 975 years remaining and subject to a service charge of approximately £2100 per year from April 2024 but this is subject to change and an annual ground rent of approximately £327. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



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





TOTAL FLOOR AREA : 568 sq.ft. (52.7 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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