



LANG TOWN  
& COUNTRY

36 Sylvan Court, Stoke, Plymouth, Devon, PL1 5PP

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& COUNTRY  
SALES

## Offers Over £140,000

Tucked away in a well-maintained and peaceful development within proximity to Stoke Village, this charming two-bedroom, two-bathroom first floor apartment offers stylish and comfortable living, complete with the convenience of an allocated parking space.

Upon entering, you're greeted by a welcoming hallway that connects you to all areas of the home. To the right, the well-equipped kitchen is thoughtfully designed with plenty of storage and worktop space, ideal for everyday cooking and casual dining.

The spacious lounge/diner is filled with natural light and provides a versatile area for both relaxing and entertaining. Its generous layout allows for a comfortable seating area as well as space for dining.

The main bedroom is a serene retreat, enhanced by the added benefit of an ensuite shower room for extra privacy. The second bedroom is also a good size, making it perfect for guests, children, or a home office. A well-appointed family bathroom serves the rest of the home, while a useful storage cupboard in the hallway adds to the practicality.

Set within a quiet and attractive development, with allocated parking and well-kept communal areas, this apartment is ideal for professionals, couples, or those looking to downsize without compromising on space or convenience.

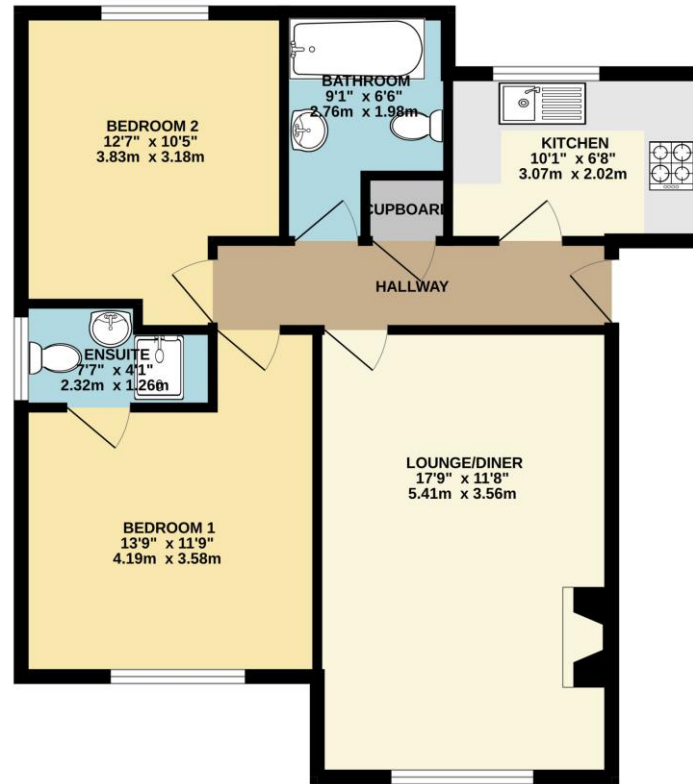
Leasehold information: We understand the apartment is held on a lease with 976 years remaining and is subject to a yearly service charge of £1085 and a ground rent of £194 PA.



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



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq.ft. (61.8 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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