



## 36 ACORN GARDENS

PLYMOUTH, PL7 4NJ

£180,000  
LEASEHOLD

Available with no onward chain is this top floor two bedroom flat situated in the Colebrook area of Plympton. Accommodation comprises open plan lounge/diner/kitchen, two double bedrooms (master en-suite) and a bathroom. Benefitting from gas central heating, double glazing, allocated parking and a lift to all levels. Internal viewing advised.



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- 2nd Floor Apartment
- Two Double Bedrooms
- Lift Available to all Levels
- No Onward Chain
- Master Bed with en-suite
- Allocated Parking



### Communal Entrance:

via double glazed door into:

### Inner Hallway:

Inner hallway with further double doors to:

### Communal Hallway:

Access to lift to all floors and stairs to same.

### 2nd Floor Landing:

Communal Landing and door into flat 36

### Flat Hallway:

Doors to all rooms and radiator.

Lounge/Diner/Kitchen: 6.19m max x 5.46m max (20'3" max x 17'10" max)

### L-Shape Room -

Kitchen Area: Wall and floor mounted units with roll edge worktops and tiling to splash back areas. Single drainer sink unit with mixer tap over and built in gas hob with oven beneath and extractor over. Integrated fridge/freezer, washing machine and dishwasher.

Lounge/Diner: Two double glazed windows to the front, radiator and door to cupboard housing central heating boiler.

Bedroom 1: 4.13m x 3.54m (13'6" x 11'7")

Double glazed window to the front, radiator and doors to fitted wardrobes. Door into:

### En-Suite:

Double shower cubicle with glazed screen, low flush W.C and pedestal wash hand basin. Tiling to splash back areas and to shower areas.

Bedroom 2: 2.91m x 2.64m (9'6" x 8'7" )

Double glazed window to the front and radiator.

### Bathroom:

Suite comprising panelled bath, pedestal wash hand basin and low flush W.C. Tiling to all splash back areas and door to storage cupboard.

### Outside:

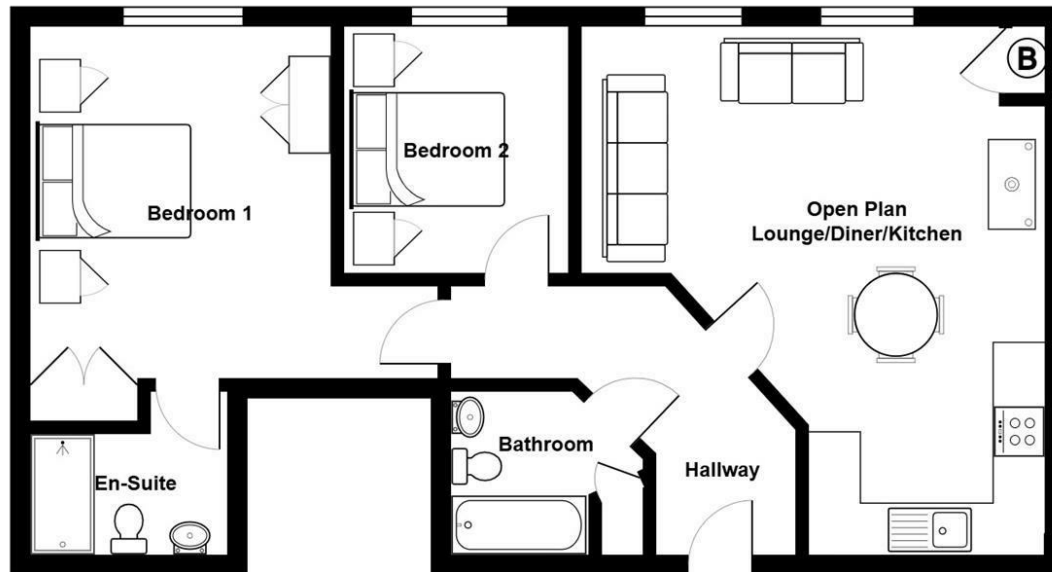
There are attractive lawned communal garden areas set amongst mature trees to the front elevation of the property. Also to the front is one allocated parking space.

### Material Information:

- \* Council Tax Band - B Annual Cost £1722.68
- \* Construction - Standard
- \* 199 Year Lease - (from 2007)
- \* Service Charge - £1,984.31 PA - Ground Rent - £200.82.64 PA
- \* Mains gas, electric, sewage and water, Gas central heating,
- \* Parking - 1 Allocated Parking Space
- \* Broadband - Standard-Available, Superfast- Available, Ultrafast- Not Available
- \* Mobile (voice) EE-Likely, Three-Likely, 02-Likely, Vodafone-Limited
- \* Mobile (data) EE-Likely, Three-Likely, 02-Limited, Vodafone-Limited
- \* Flood Risk - Surface - Low Risk

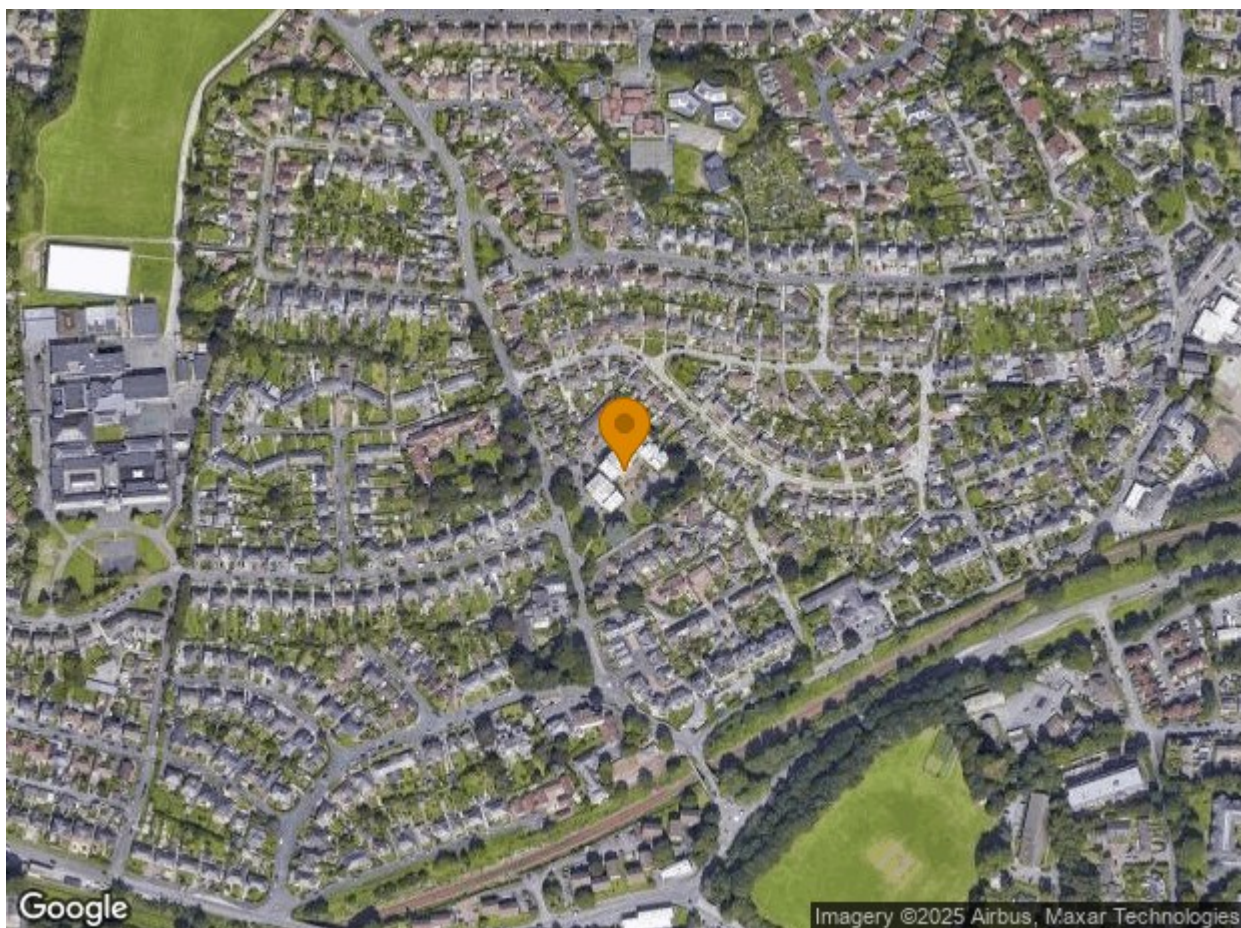



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Total Area: 68.9 m<sup>2</sup> ... 742 ft<sup>2</sup>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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