





185 Brittany Street
Plymouth
PL1 3FP

A light, spacious and exceptionally well presented one bedroom apartment on the second floor of this purpose built block. Conveniently located with easy access to the City Centre, Royal William Yard and local amenities. The apartment which has been successfully let for a number of years offers an excellent investment opportunity.

- **SPACIOUS, LIGHT & MODERN SELF CONTAINED APARTMENT**
- **CONVENIENT CENTRAL LOCATION**
- **OPEN PLAN LIVING**
- **SECURE ALLOCATED PARKING & BIKE STORAGE**
- **DOUBLE GLAZING & GAS CENTRAL HEATING**
- **ENERGY EFFICIENT**

£135,000 Leasehold

Contact us for more information and to arrange your viewing on

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Situation & Description

A light, spacious and exceptionally well presented one bedroom apartment on the second floor of this purpose built block. Conveniently located with easy access to the City Centre, Royal William Yard and local amenities.

The apartment which has been successfully let for a number of years offers an excellent investment opportunity. Accessed via a secure entry-phone communal entrance door, there is lift and staircase access to the second floor.

This well-presented apartment comprises a spacious L-shaped entrance hall with large storage cupboard, open plan reception room with plenty of space for both living and dining and full-length windows allowing light to flood in. The well-equipped kitchen area to the rear boasts hi-gloss dark grey base units with timber work surfaces, inset single drainer sink, integrated double oven, four ring ceramic hob, and cooker hood together with space and plumbing for washing machine. The double bedroom also has full length windows with TV and telephone points, whilst the bathroom has a contemporary white suite comprising panel bath with electric shower over and glass screen, wash hand basin and WC together with large fitted mirror.

The property benefits from a central heating system, double glazing and lift access. There is an allocated car parking space in the secure underground car park and bike storage. With an energy rating "B" this is a very efficient and inexpensive apartment to heat. The apartment has been successfully let for a number of years and would make an excellent investment opportunity.

Accommodation & Gardens

ENTRANCE HALLWAY

Private entrance leading into spacious L-shaped hallway giving access to open plan lounge/diner/kitchen, bedroom, bathroom and useful storage cupboard

OPEN PLAN LIVING/DINING/KITCHEN 25' 3" x 13' 3" (7.69m x 4.04m)

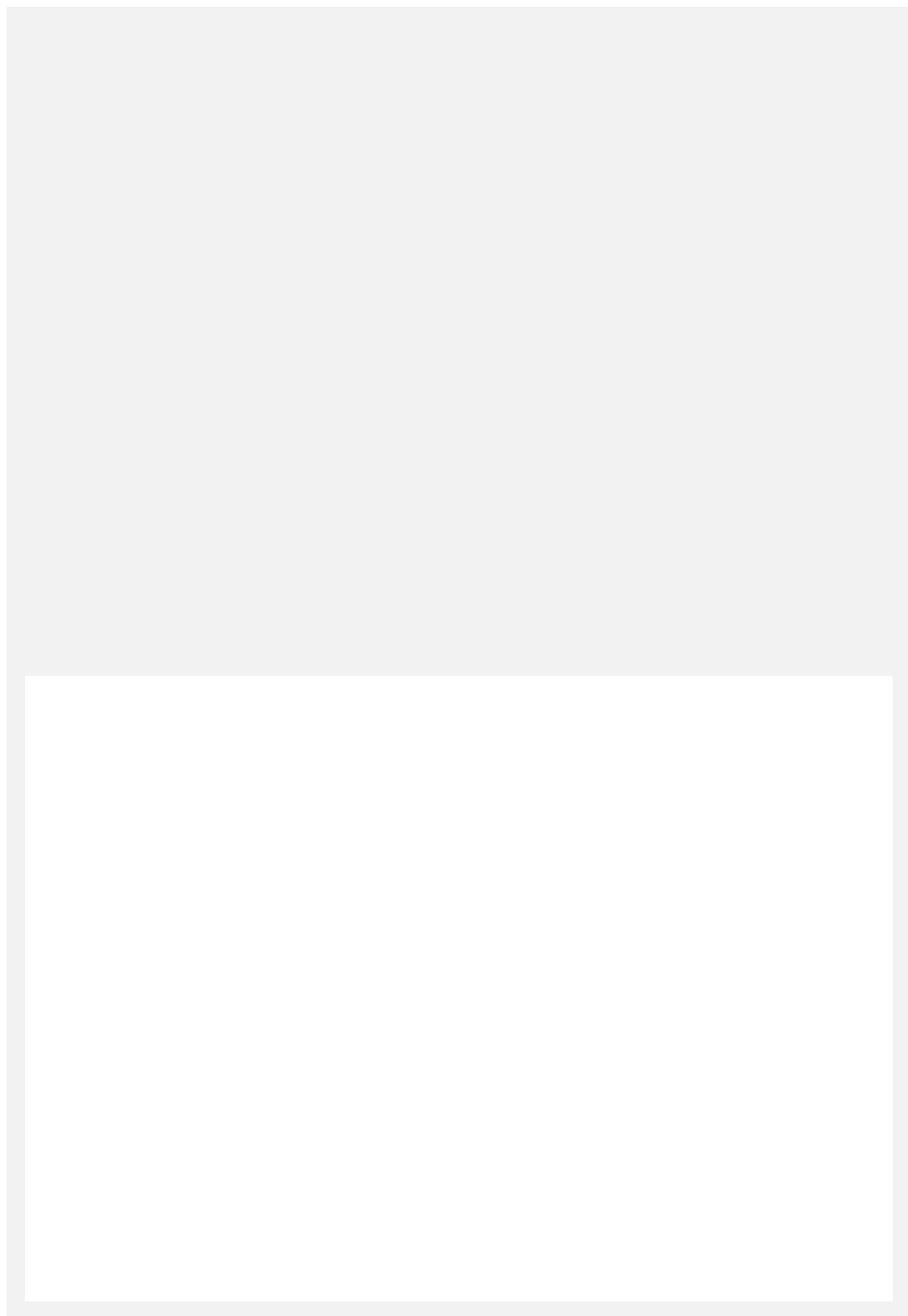
Large open plan reception room with plenty of space for both living and dining. The full length windows allow light to flood in and the well equipped kitchen to the rear boasts hi-gloss dark grey base units with treated timber work surfaces, inset single drainer sink, integrated double oven, four ring ceramic hob, and cooker hood together with space and plumbing for washing machine.

BEDROOM 12' 6" x 9' 5" (3.81m x 2.87m)

Spacious double room with full length windows.

BATHROOM 6' 2" x 5' 8" (1.88m x 1.73m)

Contemporary three piece white suite comprising panelled bath with electric shower over, vanity wash hand basin and low level WC.



Floorplans & Information



TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Notes

Council Tax Band B - Plymouth City Council
All mains services.

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KEANE & PARKER

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