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### **Offers In Excess Of £160,000 LEASEHOLD**

**1 double bedroom, top floor flat, allocated parking space, extensive views, modern open plan living, gas central heating and UPVC double glazing**

**PARTRIDGE ROAD, PALMERSTON HEIGHTS, DERRIFORD, PLYMOUTH**



## **PROPERTY DETAILS**

**An immaculately presented and deceptively spacious 1 double bedroom top floor flat, located in the modern development of Palmerston Heights, Derriford. Extensive views from the front and side elevations, allocated parking, light and airy open plan living accommodation and has the benefit of security systems installed. Perfectly positioned for Derriford Hospital, bus routes, link road to the A38 and local amenities and just a short drive to Dartmoor National Park. UPVC double glazing and gas central heating. The ideal property for working professionals or as a buy to let investment!**

**COUNCIL TAX BAND – B  
EPC - B**

Communal entrance and staircase leading to the top floor.

Wooden door to;

### **ENTRANCE HALL**

Wall mounted telephone entry phone system, radiator, large storage cupboard housing a wall mounted boiler providing hot water and central heating, grey luxury vinyl flooring, doors lead off the entrance hall providing access to all rooms.

### **BEDROOM**

**15'6 x 10'1 (4.75m x 3.09m)**

A good sized double bedroom. UPVC double glazed window to side elevation with far reaching views and beyond. Radiator.

### **BATHROOM**

**6'8 x 6'7 into recess (2.09m x 2.05m)**

White suite comprising panelled bath with fully tiled surround, wall mounted thermostatic shower with rainfall head with riser rail and handset, glazed shower screen, partially tiled walls, wash hand basin with stainless steel tap, low level WC, stainless steel ladder style radiator, ceiling spotlights, shaving socket, grey luxury vinyl flooring, UPVC obscure window to side elevation.

### **OPEN PLAN LOUNGE/KITCHEN/DINING ROOM**

**30'5 x 17'9 narrowing to 10'2 (9.30m x 5.46m narrowing to 3.12m)**

The kitchen/diner area comprises of grey high gloss base and eye level units, grey marble effect worktops, fitted oven and electric hob with extractor over, space for a dishwasher, integrated washing machine, integrated fridge freezer, ceiling spotlights, UPVC double glazed windows to side and front elevation, panelled radiator. The lounge area comprises of UPVC double glazed window to front elevation, further elevated level UPVC window to side elevation. Grey luxury vinyl flooring fitted throughout.

### **OUTSIDE**

There is an allocated parking space belonging to the property. There is also a communal bike store and communal bin store.

### **SERVICES**

All main services are connected to the property.

### **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

### The Consumer Protection Regulations

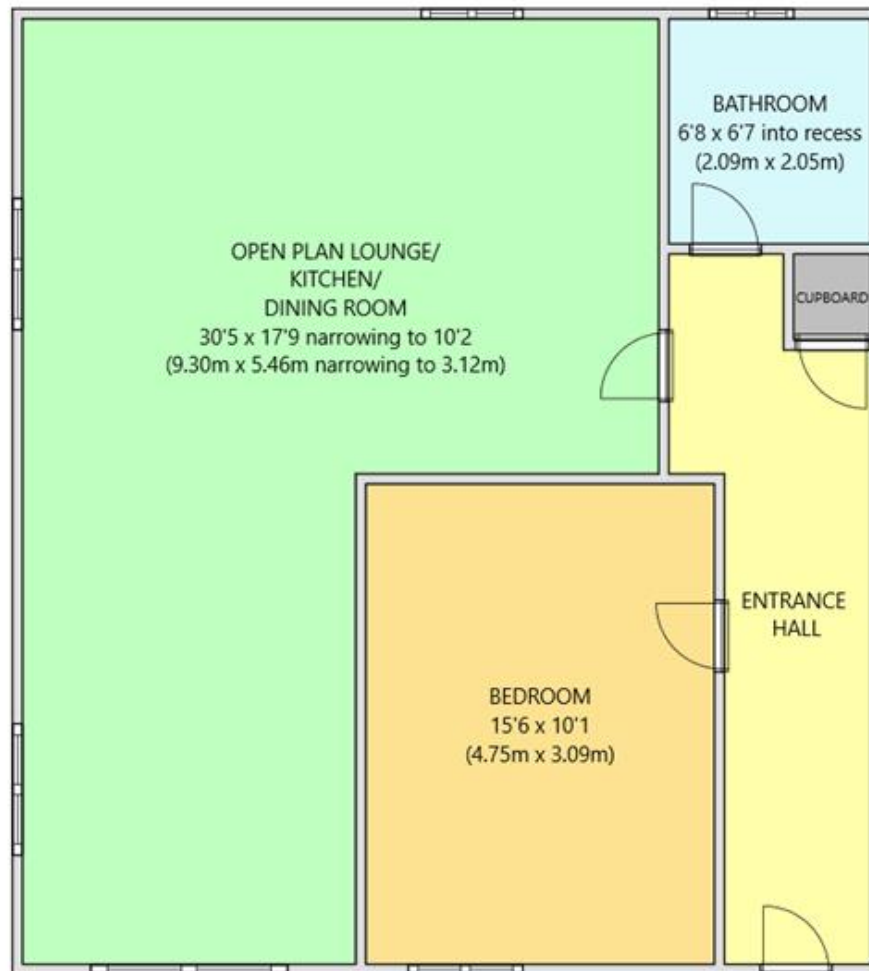
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1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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