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Offers Over £130,000 LEASEHOLD

One double bedroom, top floor apartment, communal heated swimming pool and well-maintained landscaped gardens, original features and no onward chain

NELSON GARDENS, STOKE, PLYMOUTH



PROPERTY DETAILS

Positioned within a stunning Grade II listed building and set along a private road in Stoke is this one double bedroom top floor apartment. This charming and elegant building really has the wow factor from the moment you enter, with high ceilings and original features. The apartment itself has an open plan lounge/kitchen/diner, a traditional looking bathroom, sash windows offering fantastic views towards Plymouth Sound and gas central heating.

Outside the property there is a communal heated swimming pool and well-maintained landscaped gardens to the rear, along with an allocated parking space which belongs to the property. With some of these key features in mind, the property is also being sold with no onward chain, so would make the perfect 'lock up and leave' property or a first time buy purchase!

Council tax band – A
EPC - D

Substantial wooden door to;

COMMUNAL ENTRANCE HALL

Stairs to first and second floors, original ceiling cornicing, electric heater, doors lead off the communal entrance hall providing access to apartments on the ground floor.

SECOND FLOOR

Private wooden front door to;

ENTRANCE HALL

Wall mounted telephone entry system, radiator, cupboard housing a Worcester boiler providing hot water and central heating, Feature Skylight, doors lead off the entrance hall providing access to all further rooms.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

18' x 15'8 into window recess (5.96m x 4.77m)

Kitchen area comprising of fitted oak units, to eye and floor level incorporating tiled insets and a wine rack, marble worksurfaces, freestanding cooker, 2 gold coloured inset sinks with taps, space for fridge freezer, space for a washing machine, tiled flooring. Lounge area has space for a dining table and chairs, ample space for a good sized sofa, 2 windows overlooking cast iron ornate railings, radiator, beamed ceiling.

BEDROOM

14'5 x 9'6 (4.26m x 2.74m)

2 wooden sash windows to front elevation, beamed ceiling, wall mounted radiator, 2 storage cupboards above eye level, ornate ceiling.

BATHROOM

5'9 x 5'4 (1.81m x 1.67m)

Fully tiled walls, recessed bath with mixer shower attachment over, pedestal wash hand basin, low level WC, fitted cupboard and shelving.

OUTSIDE

There is an allocated parking space for one vehicle in the car park at the rear of the property.

COMMUNAL GARDENS

The property has access to south-facing gardens, including a communal heated swimming pool, decking area with bench and pool house.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

AGENTS NOTE

The property's tenure is leasehold and there are 996 years remaining on the lease. We understand from the seller that there is an annual service/maintenance charge of £1,164.00 (£97.00 per month). These property details are in draft format and have yet to be approved by the seller so are subject to change.

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

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

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 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.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

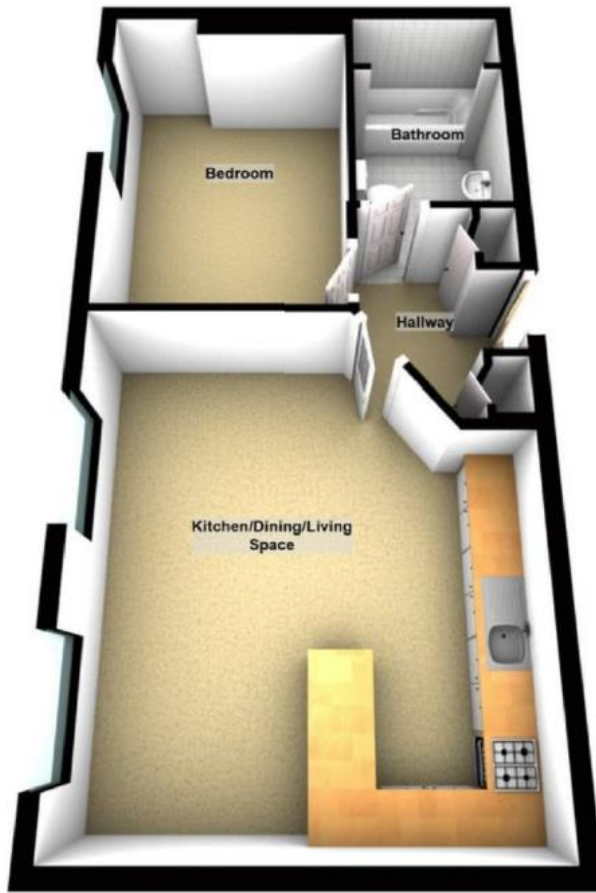
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



Total area: approx. 46.5 sq. metres (500.9 sq. feet)



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