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£125,000 LEASEHOLD

A modern 1 double bedroom purpose-built flat, located on the 4th floor, fantastic central location, ideal buy to let or first-time buy purchase, no onward chain.

EBRINGTON STREET, CITY CENTRE, PLYMOUTH



PROPERTY DETAILS

Located on the 4th floor of this purpose-built building is this modern 1 double bedroom flat, boasting a fantastic central position and open plan living. Being just a stones throw from Drake Circus Shopping Centre and within walking distance to the Plymouth Hoe best known for its beautiful scenic views and the historic Barbican, full of cobbled streets, with plenty of shops, cafes, restaurants and art galleries. As you enter the property you are greeted with high vaulted ceilings and large picture windows letting in plenty of natural light. There is an open plan kitchen/living room, the perfect space for entertaining family and friends, one double bedroom enjoying views across the City Centre and a modern fitted bathroom. The property comes with gas central heating and double glazing.

Lease information – 181 years remaining

Service/maintenance charges - £1,116 per annum

Ground rent - £300 per annum

Management company – Plymouth Block Management

Council tax band – A

EPC – B

Communal entrance via entry phone system, stairs and lift to all floors.

Private door to;

ENTRANCE HALL

Panelled radiator, built-in storage cupboard, doors lead from the entrance hall providing access to all rooms.

OPEN PLAN KITCHEN/LIVING ROOM

23'9 x 9'5 (7.3m x 2.9m)

The living area comprising of a panelled radiator, double glazed window to front elevation, wall mounted living flame electric pebble fire, a breakfast bar divides the living area from the kitchen. The kitchen comprises of a range of fitted base and eye level storage cupboards, marble effect worktops and tiled splashbacks, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated double oven and 4 burner gas hob with extractor canopy over, space for an upright fridge freezer, panelled radiator, wood effect flooring.

BEDROOM

12'7 x 9'1 (3.9m x 2.8m)

Panelled radiator, double glazed picture window to front elevation.

BATHROOM

7'5 x 5'5 (2.3m x 1.7m)

White suite comprising panelled bath with mixer tap and mixer shower over, fully tiled surround and glazed shower screen, pedestal basin, low level WC, part tiled walls, panelled radiator, extractor fan.

GENERAL NOTES

Adjacent to the front door of the flat is a useful storage cupboard housing a wall mounted gas boiler providing hot water and central heating.

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

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.

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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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