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### **Offers Over £150,000 LEASEHOLD**

**A spacious one double bedroom apartment providing open plan living, stunning  
characterful features, communal swimming pool and gardens, allocated parking**

**NELSON GARDENS, STOKE, PLYMOUTH**



## PROPERTY DETAILS

This charming one double bedroom ground floor apartment boasts many original features and open plan living with a feature marble fireplace, creating a homely feel. The main Grade II listed building has a south-facing aspect to the rear, making the communal heated swimming pool and gardens the perfect space for the purchaser of this apartment to enjoy peace and tranquillity in the warm summer months. The property also has the added benefit of having an allocated parking space in the car park to the rear of the building. The location of this apartment provides convenience, due to its position being within walking distance to Devonport Park, Royal William Yard and Stoke Village and easy access to the Cremyll Ferry which links Plymouth to Mount Edgecumbe House and Brittany Ferries.

**Lease information - 997 years remaining on the lease**

**Service/maintenance charges - £1,510.79 per annum**

**Council tax band – B**

**EPC – TBC**

Substantial wooden door to;

### **COMMUNAL ENTRANCE HALLWAY**

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

### **GROUND FLOOR APARTMENT**

Private wooden front door to;

#### **ENTRANCE HALL**

Original marble floor tiles, radiator, storage cupboard. Doors lead off the entrance hall providing access to all rooms.

### **OPEN PLAN LIVING SPACE**

#### **LOUNGE**

**12'10 x 11'10 (3.91m x 3.60m)**

Wood effect flooring, single glazed sash window, feature marble fireplace with gas fire, original cornicing.

#### **KITCHEN**

**9'4 x 6'4 (2.85m x 1.94m)**

Original fitted Portuguese kitchen with base and eye level storage cupboards, fitted marble worktops, cupboard housing a wall mounted boiler providing hot water and central heating (installed January 2025), round inset sink and tap with drainer, space and plumbing for a washing machine, space for a freestanding cooker, space for fridge freezer, space for under counter freezer, original marble floor tiles, original sash window and original cornicing.

#### **BEDROOM**

**11'3 x 9'6 (3.42m x 2.90m)**

Radiator, single glazed window to side elevation, original cornicing, useful built-in storage cupboard above eye level, half glazed door to Juliet balcony.

## **BATHROOM**

**8'9 x 8'3 (2.67m x 2.51m)**

White suite comprising wooden panelled bath with taps and overhead shower, low level WC, wash hand basin with taps, fully tiled walls, tiled flooring, radiator.

## **OUTSIDE**

There is an allocated parking space for one vehicle in the car park at the rear of the property. The property has access to south-facing communal gardens, including a communal heated swimming pool, decking area with bench and pool house.

## **AGENTS NOTE**

There are restrictions in the lease that this property cannot be used for Airbnb purposes. We understand from the seller that there is an annual service charge of £1,510.79. The tenure of this property is leasehold and there are 997 years remaining on the lease.

## **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.

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.



GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



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