



Office Suite 10  
2 Barrack Court  
4a William Prance Road  
Derriford  
Plymouth  
PL6 5ZD  
Tel: 01752 256836

Email: [office@swiftestateagents.co.uk](mailto:office@swiftestateagents.co.uk)  
Website: [www.swiftestateagents.co.uk](http://www.swiftestateagents.co.uk)



### **£105,000 LEASEHOLD**

**A deceptively spacious two double bedroom first floor flat, good sized lounge/diner, fitted kitchen, ideal first-time buy or buy to let investment, double glazed and centrally heated**

**NORTH ROAD WEST, CITY CENTRE, PLYMOUTH**



## **PROPERTY DETAILS**

**Being offered to the market with no onward chain is this deceptively spacious two double bedroom first floor flat in a central location, close to Plymouth Train Station, City Centre and University Campus. The accommodation comprises of an entrance hall, good sized lounge/dining room, fitted kitchen, two double bedrooms and shower room. This property would make the ideal buy to let investment or would suit a first-time buyer, looking for convenience and a property ready to put their own stamp on it. Other benefits to this property are a long lease, being fully double glazed and centrally heated.**

**Lease information – 968 years remaining**

**Share of freehold**

**Council tax band – A**

**EPC – C**

Communal entrance to communal entrance hall, stairs to first floor, private door to;

### **ENTRANCE HALL**

Radiator, doors lead off the entrance hall providing access to all rooms.

### **LOUNGE/DINING ROOM**

**14'4 x 11'8 (4.4m x 3.6m)**

Ornate Victorian style fireplace, double panelled radiator, picture rail, coving to ceiling, UPVC double glazed window to front elevation.

### **BEDROOM TWO**

**12'7 x 7'5 (3.9m x 2.3m)**

Dado rail, coving to ceiling, UPVC double glazed window to front elevation, radiator.

### **SHOWER ROOM**

White suite comprising corner glazed shower cubicle with tiled surround and mixer shower, pedestal basin, low level WC, extractor fan.

### **KITCHEN**

**8'2 x 7'8 (2.5 x 2.4m)**

Fitted with a range of oak effect base and eye level storage cupboards, granite effect worktops, inset single bowl single drainer stainless steel sink unit with mixer tap, adjacent recess and plumbing for a washing machine, integrated Lamona oven and 4 burner gas hob with extractor canopy over and tiled splashback, wall mounted Biasi gas boiler providing hot water and central heating, UPVC double glazed window to rear elevation, space for a fridge freezer, wood effect flooring. Stairs leading down to;

### **BEDROOM ONE**

**15'7 x 8'2 (4.8m x 2.5m)**

Panelled radiator, dado rail, coving to ceiling, UPVC double glazed window to rear elevation.

### **ADDITIONAL INFORMATION**

We understand from the seller of the property that the flat has a 1/3 share of the freehold with the 2 other flats in the same building and no service charges. A lease was created for that flat of 999 years from 21/12/1994, therefore, there are 968 years remaining.

## **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)

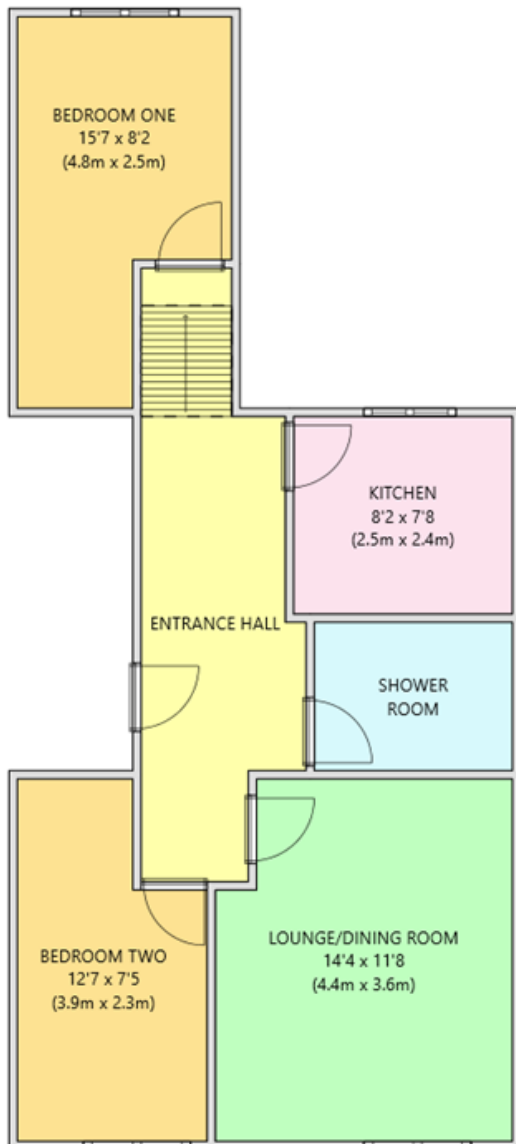
### **The Consumer Protection Regulations**

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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