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### **£110,000 LEASEHOLD**

**A spacious two bedroom ground floor flat with allocated parking and no onward chain, newly fitted carpets and re-decorated throughout, electric heating, some double glazing**  
**CRABTREE CLOSE, MARSH MILLS, PLYMOUTH**

**EPC – C**



## **PROPERTY DETAILS**

**A recently updated and spacious two-bedroom ground floor flat with off-road parking and no onward chain. Perfect for first-time buyers or buy-to-let investors, all just a short walk from Sainsbury's and the vibrant Marsh Mills Retail Park, with excellent access to the A38 and local transport links. The property has been updated by the way of newly fitted carpets and re-decorated throughout, giving the new owner of this property a blank canvas to add their own stamp on.**

**Management Company – FirstPort Property Management**

**Lease information – 89 years remaining**

**Ground rent - £97 per annum**

**Service/maintenance charges - £2,284 per annum**

**Council tax band – A**

Communal front door leading to a communal hallway with door to;

### **GROUND FLOOR FLAT**

Private door to;

### **ENTRANCE HALL**

Wall mounted fuse box, dado rail, wall mounted electric heater, coving to ceiling, newly fitted carpet, doors lead off the hallway providing access to all rooms.

### **LOUNGE/DINING ROOM**

**13'7 x 11'9 (4.18m x 3.64m)**

2 UPVC double glazed Georgian style windows to front elevation, wall mounted electric heater, dado rail, wall mounted telephone entry system, centre ceiling rose, coving to ceiling, newly fitted carpet, sliding door to;

### **KITCHEN**

**8'1 x 7'3 (2.48m x 2.24m)**

Fitted with a range of painted green shaker style base and eye level units, marble effect worktops, integrated Beko electric oven and induction hob with extractor canopy over, single bowl single drainer stainless steel sink with mixer taps, part tiled walls, tiled flooring, UPVC double glazed Georgian style window to front elevation, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer.

### **BEDROOM ONE**

**11'1 x 10'4 (3.40m x 3.17m)**

Secondary wooden double glazed window to rear elevation, centre ceiling rose, dado rail, coving to ceiling, wall mounted electric heater, newly fitted carpet.

### **BEDROOM TWO**

**8'9 x 7'0 (2.72m x 2.16m)**

Secondary wooden double glazed window to rear elevation, coving to ceiling, wall mounted electric heater, newly fitted carpet.

## **BATHROOM**

**8'1 x 6'0 (2.47m x 1.83m)**

White suite comprising panelled bath with mixer taps, wall mounted Triton shower and folding shower screen, pedestal basin with mixer taps, low level WC, fully tiled walls, ceiling spotlights, extractor fan, towel rail, fitted cupboard housing the hot water cylinder, wood effect flooring, wall mounted upright radiator.

## **OUTSIDE**

There is an allocated parking space which belongs to the property, in a nearby private parking area.

## **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)

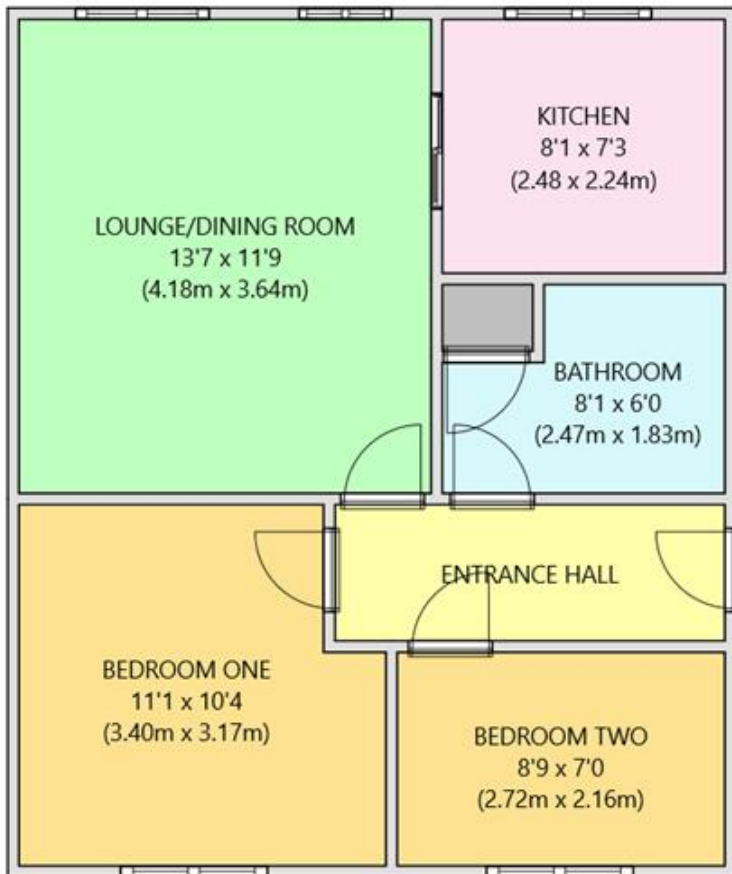
### **The Consumer Protection Regulations**

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		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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