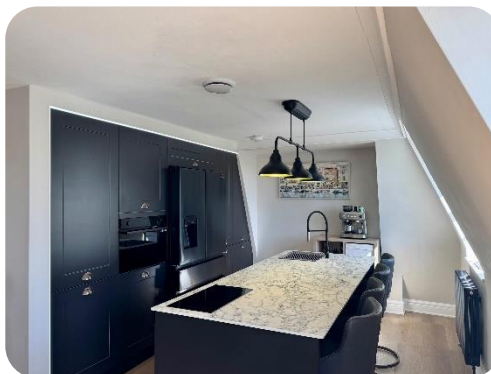




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£240,000 LEASEHOLD

LADY HAMILTON HOUSE, 9 & 10 NELSON GARDENS, STOKE, PLYMOUTH

EPC – D



PROPERTY DETAILS

Located in the prestigious Grade II Listed Lady Hamilton House along a popular private road is this stunning top floor apartment offering a fantastic chance to experience luxurious living in the heart of Plymouth, featuring three spacious double bedrooms, breathtaking views of Plymouth Sound, allocated parking for two cars, a stylish open-plan living area that seamlessly blends modern comforts with historic charm and a south-facing rear aspect.

Nelson Gardens offers easy access into Stoke Village, which has a wide range of local amenities and pubs. There is a regular bus service which runs into Plymouth City Centre. Devonport Park, Central Park and Plymouth Life Centre are within easy walking distance from the property.

COUNCIL TAX BAND – C

Substantial wooden door to;

COMMUNAL ENTRANCE HALL

Carpeted flooring, doors lead off the communal entrance hall providing access to all ground floor apartments. Internal stairs and lift providing access to all floors.

THIRD FLOOR

Private door to;

ENTRANCE HALL

Coving to ceiling, luxury LVT laminate flooring, double fitted storage cupboard with space for a washing machine and space for a tumble dryer, skylight, radiator, wall mounted telephone entry system, doors lead off the entrance hall providing access to all rooms.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

28'2 x 24'3 (8.6m x 7.43m)

3 single glazed sash windows to rear elevation, coving to ceiling, luxury LVT laminate flooring (fitted 3 years ago), 2 radiators to kitchen and lounge area, ceiling spotlights to the lounge/diner area.

LOUNGE/DINING ROOM AREA

Wall mounted electric plasma fire with floating mantle shelf above, 2 x alcove cabinets and shelving, space for a dining room table and chairs.

KITCHEN

Replaced by the current owner 3 years ago comprising of a Howdens graphite shaker kitchen with base and eye level units and cup handles, Samsung Smart Compact Oven with Microwave Combi, Hisense Pure Flat Black Stainless Steel American Fridge Freezer, integrated dishwasher, cupboard housing a Worcester boiler providing hot water and central heating. Fitted kitchen island with fitted white marble effect worktop, inset sink and mixer tap, 2 ring induction hob, industrial style matt black 3 pendant ceiling light.

BEDROOM ONE

13'4 x 11'8 (4.09m x 3.62m)

Coving to ceiling, luxury LVT laminate flooring, ceiling spotlights, radiator, access to loft space, double fitted wardrobe with hanging, single glazed sash window to front elevation.

BEDROOM TWO

16'0 x 8'4 (4.88m x 2.58m)

A double bedroom with a radiator, 2 single glazed sash windows to front elevation, coving to ceiling, luxury LVT laminate flooring.

BATHROOM

9'2 x 6'2 (2.81m x 1.90m)

Replaced by the current owner 3 years ago. White suite comprising double vanity sink with wall mounted gold mixer taps and wood panel surround, walk-in open-ended shower with glass shower screen, rainfall and handheld shower head, fully tiled wall to one wall, tiled shower inset with lighting, modern double ended freestanding curved bath with wall mounted bath filler taps and wood panel surround, low level WC, 2 x wall mounted gold lights, LED stripped lighting, window to side elevation, tiled flooring, white heated ladder towel rail.

BEDROOM THREE

11'2 x 9'2 (3.42m x 2.81m)

A double bedroom with a radiator, coving to ceiling, single glazed sash window to side elevation, luxury LVT laminate flooring.

OUTSIDE

Externally, the property has communal south-facing gardens which are exclusively used by the residents of Lady Hamilton House. There are further communal gardens which are used by all residents of Nelson Gardens, with a large drying area and a selection of picnic tables and sitting areas. There are 2 allocated parking spaces belonging to the property in a nearby secure and gated residents parking area. There is also street parking available on a first come first serve basis at the front of Lady Hamilton House. Accessed via steps to the front lower ground floor of the building there is a useful storage shed which is exclusive to the property.

ADDITIONAL INFORMATION

The tenure of this property is leasehold. We understand from the seller that there are service/maintenance charges payable at a cost of £3,304.49 per annum (inc water). There is an additional fee of £1,590.75 per annum for a reserve fund/cyclical fund saving for replacement of larger items periodically - such as roof, lift, building decor.

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)

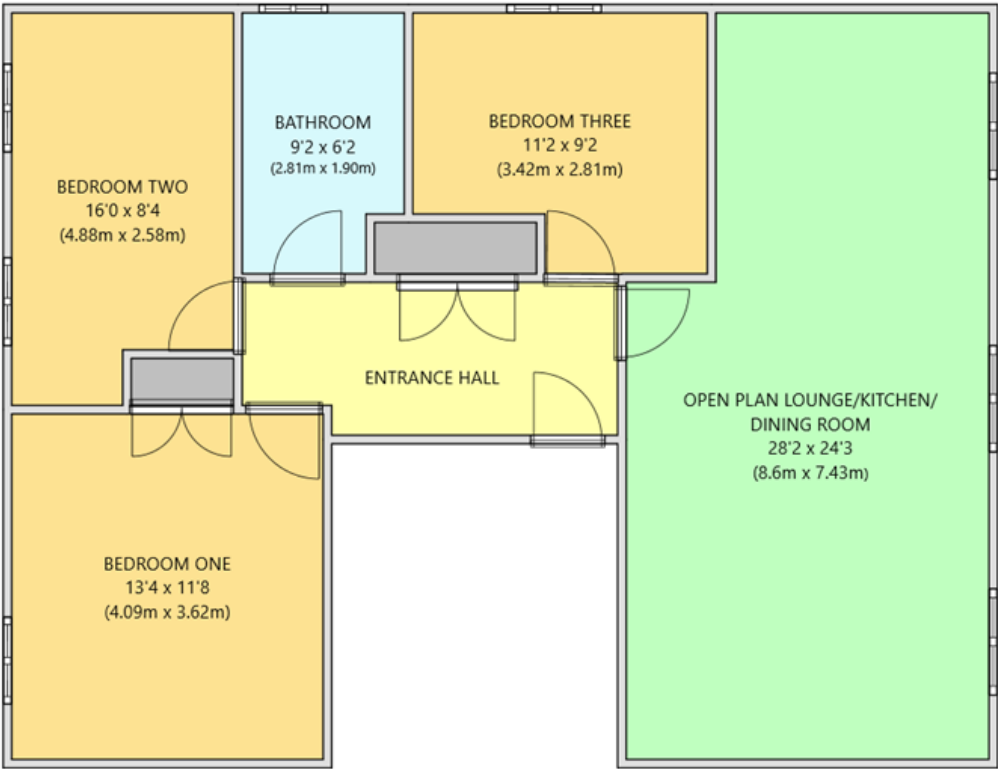
The Consumer Protection Regulations

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		
69-80	C		70 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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