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### **Offers Over £275,000 LEASEHOLD**

**A stunning two double bedroom ground floor apartment, private south-facing terrace, allocated parking, open plan living, character features, communal heated swimming pool**

**NELSON GARDENS, STOKE, PLYMOUTH**

**EPC – D**



## **PROPERTY DETAILS**

Situated along a private road in a Grade II listed building is this beautiful two double bedroom ground floor apartment in Stoke. From the moment you enter the apartment you are greeted by a characterful entrance hall with original cornicing and provides access to the lower ground floor rooms. Leading through to bedroom one boasting a high ceiling, ornate picture rail and original sash window with an attractive window seat. There is a modern fitted cloakroom and an open plan lounge/dining room/kitchen which offers plenty of natural light with high ceilings and a private south-facing terrace, the perfect space for entertaining family and friends in the summer months. On the lower ground floor there is a further double bedroom and an immaculate 4-piece bathroom suite. The property also comes with the added benefit of having an allocated parking space to the rear of the building.

### **COUNCIL TAX BAND – C**

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**

Stairs to the lower ground floor level with newly fitted carpet, wall mounted telephone entry phone system, newly fitted carpet to the entrance hall. Doors lead off the entrance hall providing access to all ground floor rooms. Door to;

#### **CLOAKROOM**

Presented with a modern finish comprising of a low level WC, vanity wash hand basin with mixer tap, tiled flooring, fully tiled walls, towel rail, wall mounted illuminated bathroom mirror, ceiling spotlights. Located opposite to bedroom one.

#### **BEDROOM ONE**

**13'11 x 9'6 (4.3m x 2.9m)**

As you first walk into the room you really take in the height of the ceilings and ornate picture rails. This is a great sized room and provides plenty of storage with built-in wardrobes. Original sash window to side elevation with attractive window seat, radiator.

#### **OPEN PLAN LOUNGE/KITCHEN/DINING ROOM**

##### **LOUNGE/DINING ROOM**

**17'3 into bay x 16'9 (5.3m into bay x 5.1m)**

Offering plenty of natural light from the bay window and wooden double doors which provide access to a private south-facing terrace, communal heated swimming pool, communal decking area and pool house to the rear. Feature marble fireplace with space for log burner, original cornicing and luxury LVT flooring runs along the full length of the open plan living space.

## **KITCHEN**

**13'9 x 6'6 (4.2m x 2.0m)**

Original fitted Portuguese kitchen with base and eye level storage cupboards, fitted marble worktops, inset double bowl stainless steel sinks with brass mixer tap, space for freestanding oven and tiled splashback and stainless steel extractor canopy over, space for dishwasher, space for an under-counter fridge, space for an under-counter freezer, space and plumbing for a washing machine. A breakfast bar peninsula unit divides the lounge/diner to the kitchen area with a wood effect worktop. Original sash window to side elevation.

## **LOWER GROUND FLOOR**

### **HALLWAY**

Doors lead off the hallway providing access to all further rooms.

### **BEDROOM TWO**

**15'4 x 10'9 (4.7m x 3.3m)**

Another great sized double bedroom with original sash window to rear elevation. Original cornicing, newly fitted carpet, radiator.

### **BATHROOM**

**10'9 x 5'11 (3.3m x 1.8m)**

Modern white 4-piece bathroom suite incorporating panelled bath with wall mounted bath water control, corner glazed shower cubicle, wash hand basin and a low level WC. Fully tiled walls, extractor fan, tiled flooring, ceiling spotlights.

## **OUTSIDE**

There is an allocated parking space for one vehicle in the car park at the rear of the property.

## **AGENTS NOTE**

Please note, this property is owned by a member of staff at Swift Estate Agents. There are restrictions in the lease that this property cannot be used for Airbnb purposes.

## **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		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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