

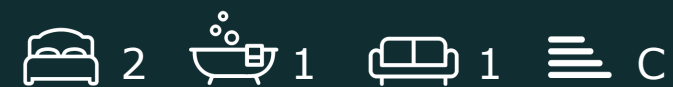
DC  
LANE

SELL • LET • MANAGE



Egerton Road, Plymouth, PL4 9BR

£110,000 Leasehold





# Egerton Road

Plymouth, PL4 9BR

- First Floor Apartment
- St Judes Location
- Fitted Kitchen
- Double Glazing
- No Onward Chain
- Two Bedrooms
- Open Plan Living Room
- Parking
- Gas Central Heating
- Council Tax Band A

DC Lane are delighted to present this well located two bedroom flat in St Judes, within easy walking distance of the city centre, expanse of green parks and local amenities.

Positioned on the first floor the accommodation comprises an open plan living room and kitchen, one double bedroom, one single bedroom and a bathroom with shower over bath. Additional benefits include gas central heating, double glazing and first-come-first-served parking.

Offered with no onward chain, this property presents an excellent opportunity for first time buyers or investors. Previously let with safety certificates in place and sold with a share of freehold a viewing is highly recommended.

£110,000



## First Floor

### Open Plan Living/Kitchen

11'7" x 13'7" (3.55 x 4.16)

### Bedroom One

6'1" x 13'2" (1.86 x 4.03)

### Bedroom Two

11'7" x 6'11" (3.55 x 2.13)

### Bathroom

8'1" x 4'8" (2.48 x 1.44)



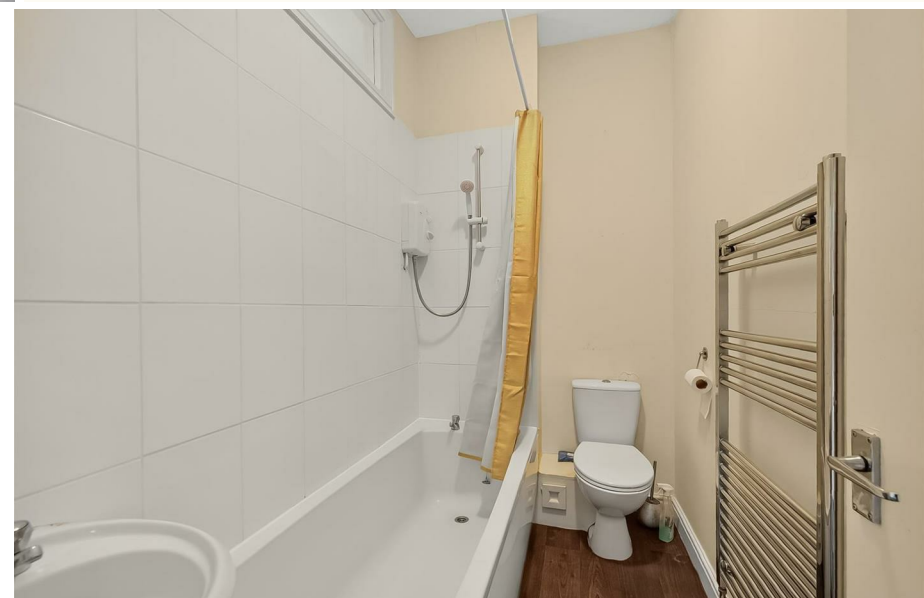


## Directions

From DC Lane office Head north on Mutley Plain/B3250 0.4 mi Continue onto Greenbank Rd/B3238 Continue to follow B3238 0.6 mi Turn left onto Knighton Rd 387 ft Turn left onto Greenbank Ave 164 ft Turn right onto Egerton Rd and the property can be found on the left.

**Council Tax Band: A**

## Scan for Material Information

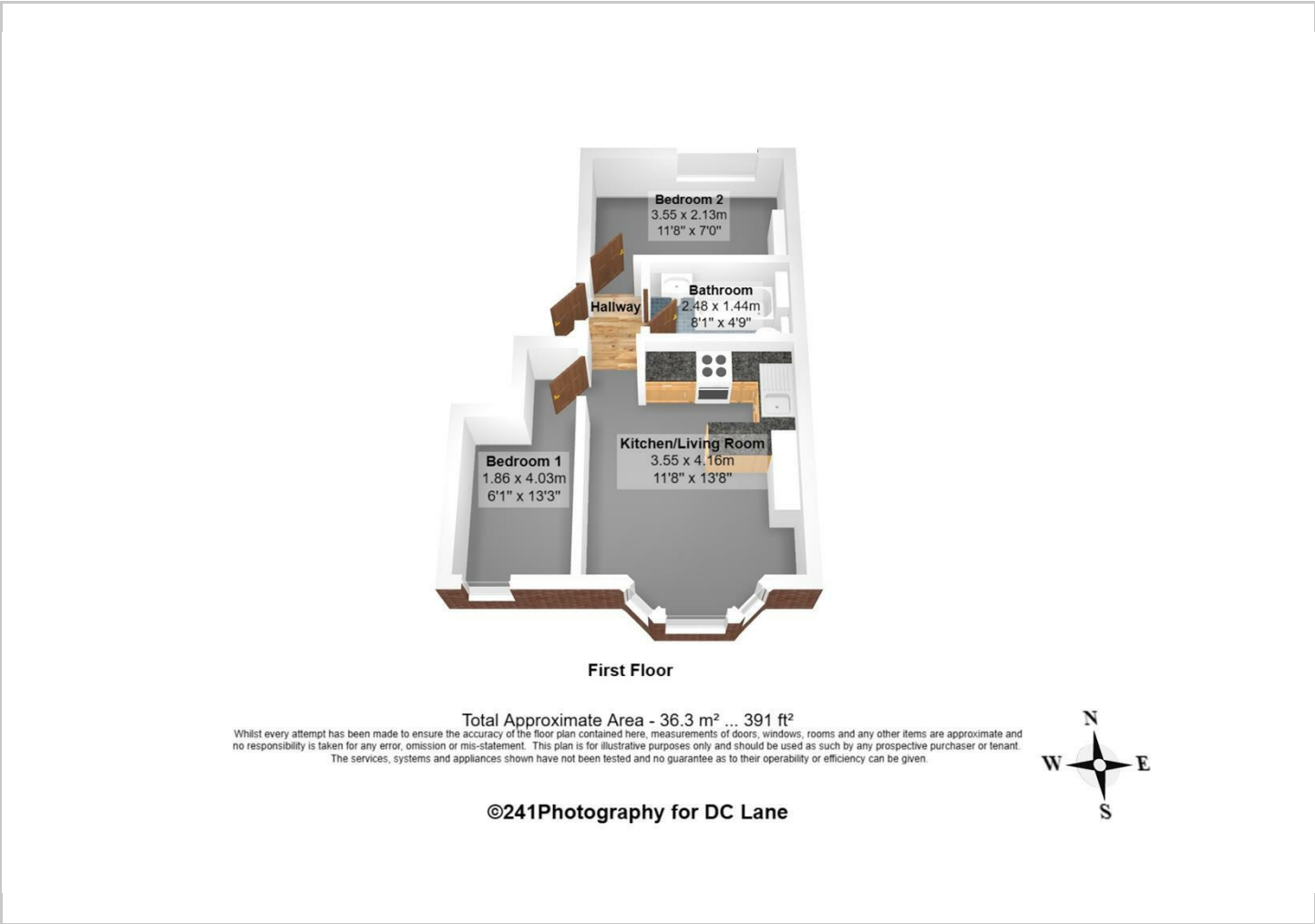




NO PARKING

WCV05 DNO

Floor Plans

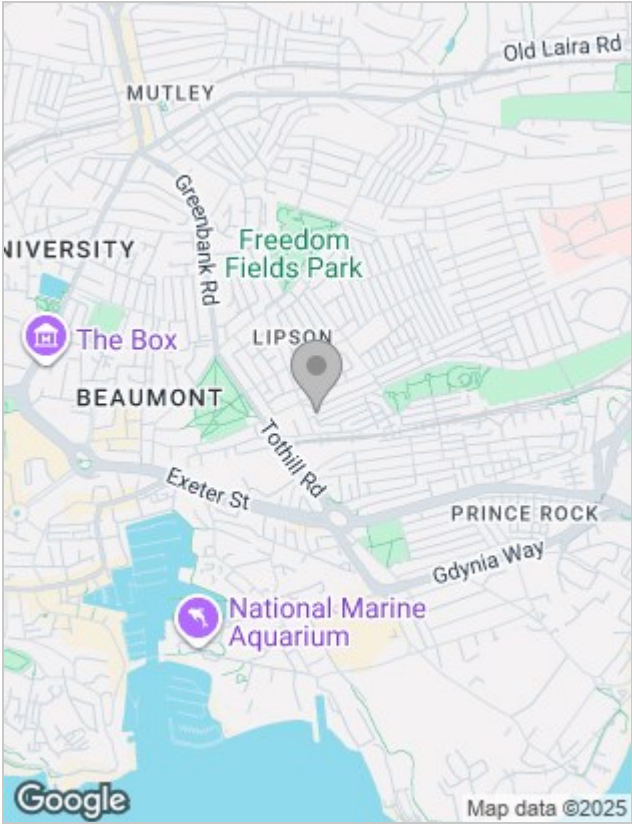


Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

