



MARC REES

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## St. Pancras Avenue, Pennycross, Plymouth, PL2 3TJ

£120,000 Leasehold until 27/6/2129

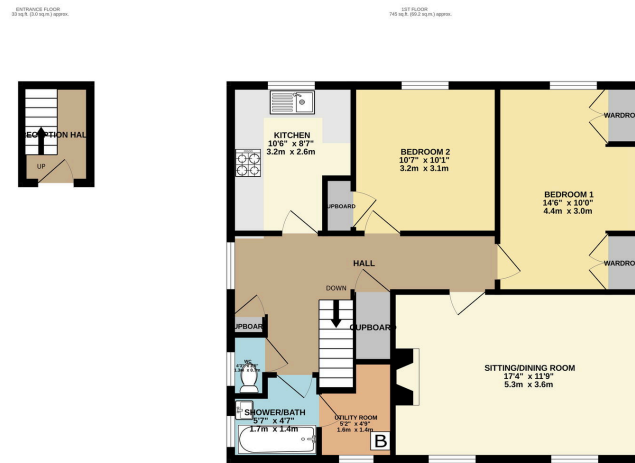
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- Purpose Built First Floor Apartment
- Spacious Sitting/Dining Room
- Walk-in Bath/Shower
- Private Entrance
- No Chain
- 2 Double Bedrooms
- Kitchen
- Gas Central Heating & Double Glazing
- Private Garden
- Please quote MR0566

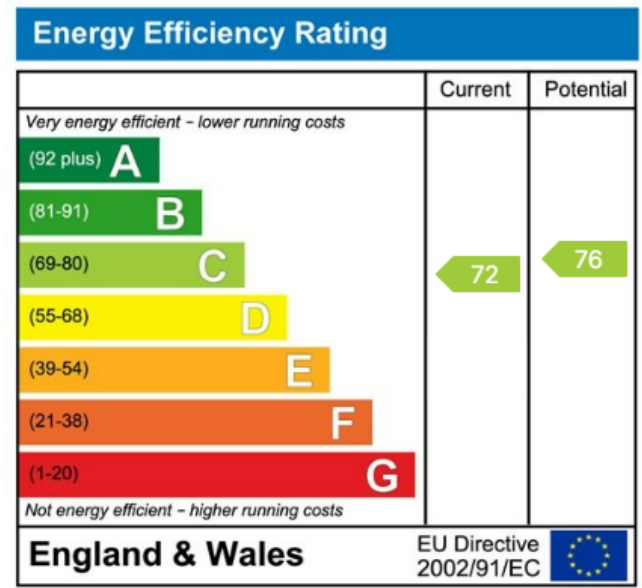


This is a great opportunity to acquire a spacious first floor purpose built apartment situated on a bus route, close to an array of amenities and being sold with no onward chain. The property has a private entrance and own garden with features including gas central heating and double glazing. The accommodation comprises of a private entrance hall, stairs rising to the first floor where there is access to the loft space, storage cupboard, spacious sitting/dining room, kitchen, 2 double bedrooms, utility room, a separate W.C. and the bathroom has an adapted walk in shower/bath enclosure. To the outside of the property, there is a front lawn, two storage sheds and a path leading to the rear garden which is the lower section of the overall garden. Please quote MR0566





TOTAL FLOOR AREA: 778 sq ft (72.3 sq m) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and fittings shown here are not guaranteed and are subject to availability and efficiency can be given. Make well before 0203.



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