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LUKE BOON

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exp ^{UK}
Personal Estate Agent



2 BEDROOMS



1 RECEPTION ROOMS



1 BATHROOM



646 SQ.FT



LEASEHOLD

BATTS COMBE MEWS PLYMSTOCK, PL9 7GJ OFFERS IN THE REGION OF £175,000

Exquisite first floor apartment with river views, open plan living space & an allocated parking space. Two double bedrooms, ample storage & a three piece bathroom



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Situated on the edge of the River Plym Estuary and Saltram Park, Batts Combe Mews is located at the edge of the Saltram Meadow estate. Giving easy access into Plymstock, The Broadway Shopping District and Plymouth City Centre, plus a number of additional amenities, including a bus route located outside of the block.

Plymstock has excellent primary and secondary schools and offers good commuter routes into the City Centre. There is an abundance of local amenities located throughout Plymstock. Jennycliff and Bovisands beaches are located a short drive away.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

Located on the first floor, you enter the apartment into an entrance hallway. The hallway is well presented and gives access into the open plan living space, both bedrooms, the bathroom and a large built in storage cupboard.

The open plan living space is an excellent size, with a large bay window to the front elevation, flooding the room with natural light and giving views over the surrounding area and down towards the River Plym. There is space for a range of large furniture, with doors leading through into the kitchen.

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The kitchen is well equipped, with a range of wall and base mounted units, complete with a work surface over. There is a range of integral appliances including an electric fan assisted oven, four ring induction hob and a washer/dryer. There is a stainless steel sink drainer unit, with a mixer tap over, a window to the rear elevation, with space for a fridge/freezer. There is a window to the rear elevation and a cupboard housing the combi-boiler.

Both bedrooms are a good double size and well presented. Bedroom one has a window to the front elevation and bedroom two has a window to the rear elevation.

The bathroom has a panelled bath with a mixer shower over head, a low level w/c and a hand wash basin. There is a heated towel rail, tiled splash backs and a large built in cupboard. There is an obscured window to the rear elevation and an extraction fan.

Outside

Externally, the apartment has an allocated parking space which is located at the rear of the apartment block. There is access to visitor parking spaces, which are available on a first come, first serve basis.

Tenure - Leasehold

Lease Length - 994 Years

Services - Mains Water, Electricity, Gas & Drainage. Connected To Fibre Broadband

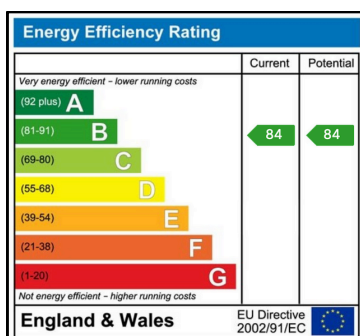
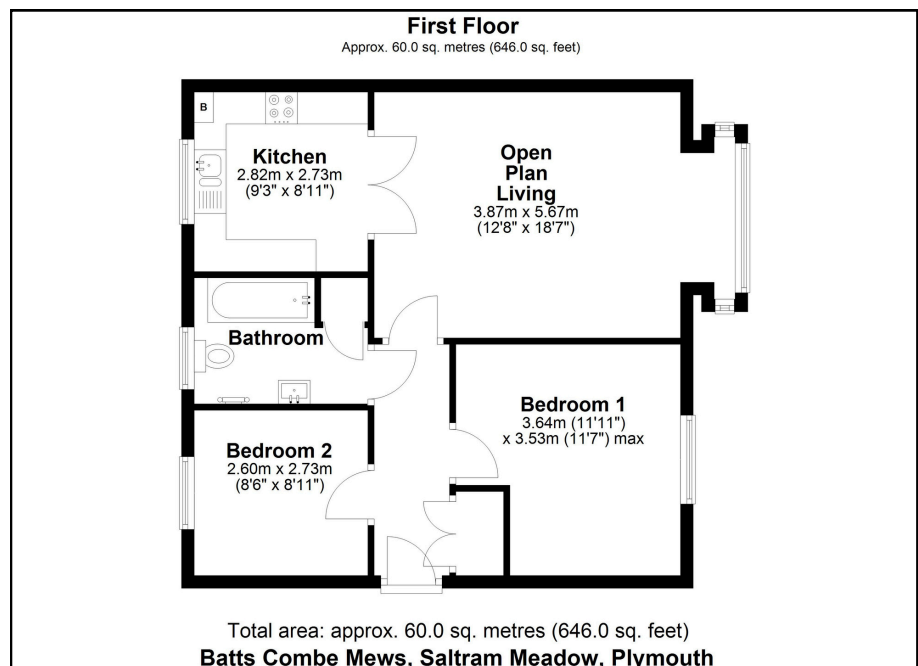
EPC - B (84/84)

Council Tax Band - B

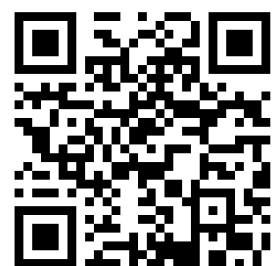
Service Charge - £1100 Per Annum

Ground Rent £0 (Peppercorn)

NHBC Certificate - 6 Years Remaining



City of Plymouth	Band: B
	Annual Price: £1,809
Conservation Area	Flood Risk
No	Very low
Floor Area	Plot Size
645 ft ² / 60 m ²	0.02 Acres (2 Plots)
Mobile Coverage	Broadband
EE	Basic
Vodafone	8 Mbps
Three	
O2	
Satellite / Fibre TV Availability	
BT	✓
Sky	✓



Website Link