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LUKE BOON

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exp ^{UK}
Personal Estate Agent



2 BEDROOMS



1 RECEPTION ROOMS



1 BATHROOM



598 SQ.FT



LEASEHOLD

ABERDEEN AVENUE MANADON PARK PL5 3UW

OFFERS OVER £140,000

Delightful first floor apartment with a large open plan living space, separate kitchen & two double bedrooms. Access to landscaped resident garden & an allocated parking space.



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Aberdeen Avenue is a quiet residential cul-de-sac in the heart of Manadon Park. Manadon Park is a former naval site giving easy access into Crownhill Village, Derriford Hospital and the A38 Devon Expressway. With pedestrian access through to St Peters Road, into local woodland and local schooling including Mandaon Vale Primary. There are numerous pathways and walkways throughout the development perfect for dog walking and giving access to local parkland at Bladder Meadow.

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 hall which leads through to both bedrooms, the bathroom and the open plan lounge/dining room. There is space for shoes and coats and a large airing cupboard housing the hot water cylinder which is shelved.

The open plan lounge/dining room runs the full width of the property and has dual aspect windows and doors to the rear and side elevations offering panoramic views over parkland, across the surrounding area and down to Cornwall. There is space for a large dining table and chairs, a Juliette balcony in the lounge area and a door leading through to the kitchen.

The kitchen has a wide range of wall and base mounted units and although is compact, offers a great amount of storage space. There is space for a fridge/freezer, tumble dryer and plumbing for a washing machine. There is a large work surface with a stainless steel sink drainer unit, with tiled splash-backs and a window to the side elevation.

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Both bedrooms are a good double size and are well presented. Bedroom one has a window to the front elevation and space for a range of large furniture.

Bedroom two is a smaller double and has a window to the side elevation. The bathroom is well presented with a panelled bath with shower overhead, a low level wc and a hand wash basin with vanity cupboard under. There are tiled splash-backs and an extraction fan.

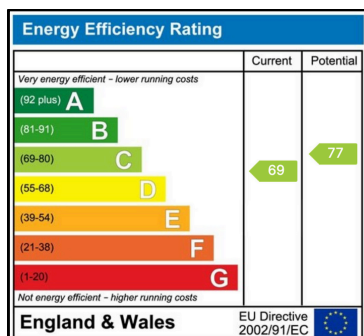
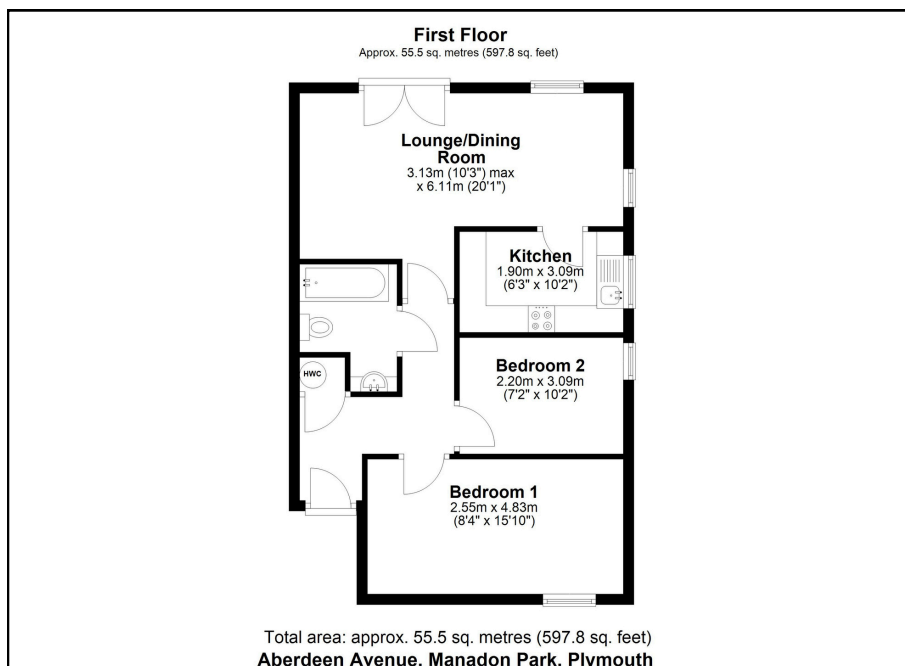
Outside

There is an allocated parking space located opposite the front communal entrance.

There is a bin store with stairway leading down to the communal garden which is mainly laid to lawn and has access through to the residents gardens of Manadon Park. The residents gardens have been landscaped and have numerous naval history points and lead down into local woodland.

Tenure & Services

Tenure - Leasehold
Lease Length - 976 Years (999 Years From 2002)
Service Charge - £2112 Per Annum
Ground Rent - £327 Per Annum
Services - Mains Water, Electricity & Drainage. Connected To Fibre Broadband
EPC - C 73/78
Council Tax Band - B



Local Authority	Council Tax
Plymouth	Band: B
	Annual Price: £1,809
Conservation Area	Flood Risk
No	Very low
Floor Area	Plot Size
602 ft ² / 56 m ²	0.02 Acres (2 Plots)
Mobile Coverage	Broadband
EE	Basic 10 Mbps
Vodafone	Superfast 41 Mbps
Three	Ultrafast 1800 Mbps
O2	
Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✗



Website Link