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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



5 BEDROOMS



5 RECEPTION ROOMS



3 BATHROOM



2090 SQ.FT



FREEHOLD

HARTLEY AVENUE MANNAMEAD PL3 5HP £375,000

Investment opportunity to acquire three large apartments within the same building. Requiring modernisation throughout & a large private rear garden. 1 x one bedroom & 2 x two bedroom apartments. No onward chain



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Hartley Avenue is a quiet cul-de-sac in the heart of Mannamead, on the doorstep of both Compton CoE Primary School and Kings School. Collins Park Community Gardens are located moments away from the property, with further local amenities located close by.

Mannamead has a number of open spaces and parks, along with bus routes into the city centre. Commuters can access the A38 Devon Expressway easily via Mannamead Road, with Plymouth Train Station located 1.7 Miles away from the property.

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.

The Property

The communal entrance gives access to all three apartments, plus the front and rear gardens. There is a stairway leading down to a basement. This door is currently sealed shut.

Ground Floor Apartment

Large one bedroom apartment, with open plan living space, large double bedroom and a three piece bathroom. Separate utility room housing the gas combi-boiler.

First Floor Apartment

Large two bedroom comprising one double and one single bedroom, separate lounge, kitchen and a shower room.

Top Floor Apartment

Large two bedroom comprising one double and one single bedroom, separate lounge, kitchen and a bathroom. Additional utility cupboard housing the combi-boiler.

Outside

Externally, the property has a large, private rear garden which is accessed via the communal hallway and the ground floor flat. There is a small rear courtyard garden which is accessed via the communal hallway. There is a small storage cupboard and a gate which leads out onto Hartley Avenue.

Tenure & Services

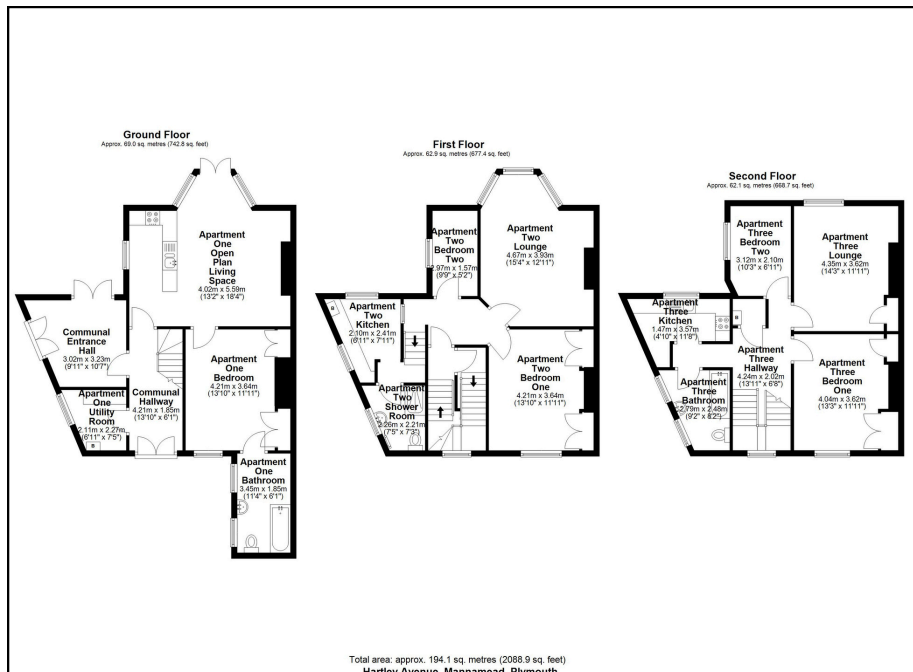
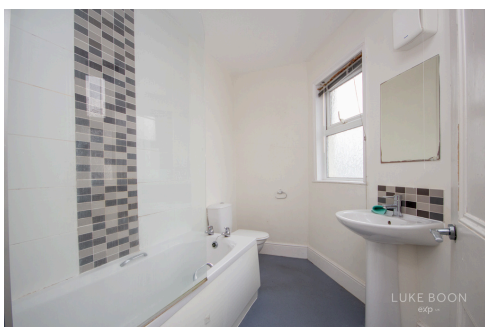
Tenure - Freehold

EPC - GFF D - FFF D - TFF D

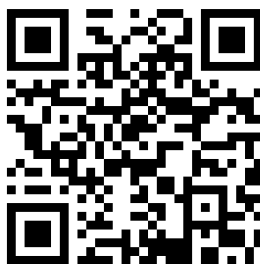
Council Tax Band - A

Services - Mains Water, Gas, Drainage & Electricity

All three flats have their own title on separate leases. Please enquire for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Website Link

Any questions? Want to make an offer?
Please get in touch

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