



Albert Road, Stoke, Plymouth



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### Guide price £110,000

- Purpose built apartment
- Two bedrooms
- Open plan living room/kitchen
- Gas central heating
- Intercom entry phone
- Secure allocated parking space
- Leasehold
- EPC rating B



Conveniently situated within a few minutes' walk to The Dockyard and Stoke Village, is this cosy two-bedroom apartment within the Chapter One building.

Located on the fourth floor of the building, you enter the apartment into the hallway which provides access to all other rooms. Entry phone and wall mounted thermostat. Storage cupboard housing boiler and fuse board.

Overlooking the secure communal car park, the open-plan living room kitchen is finished with neutrally painted walls, fitted carpets and inset spot lights. The kitchen is finished with fitted lino flooring and matching upper and base units, inset chrome sink with mixer overhead and drainer. Integrated oven, grill and gas hob with extractor hood overhead. Washing machine and fridge-freezer included in the sale. Fitted tiles to splashback areas.

Partially tiled, the shower room comprises of fitted walk in shower cubical with wall mounted electrical shower and folding door. Hand basin with pedestal and single hot and cold taps. Low-rise toilet cistern.

Both bedrooms are neutrally decorated and finished with fitted cream carpets. The Master benefits from a fitted mirrored wardrobe.

The property is heated by gas central heating with radiators to each room.

The property also benefits from a new heating and hot water system.



There is an allocated parked space within a secure gated car park to the rear of the building and a communal lift to all floors of the building.

OFFERED TO THE MARKET WITH NO CHAIN! The property currently has a tenant in situ and earns an annual rental market rent figure of £9,300 pa which produces an estimated yield of approx. 8.4%. The property can be sold with the tenant or with vacant possession. In which case, notice will be served to the tenant once a sale has been agreed and solicitors have been instructed.

Tenure: Leasehold

Lease remaining: 177 years

Service/maintenance charge: £982.10pa

Council tax band - B

EPC Rating - B

### Disclaimer

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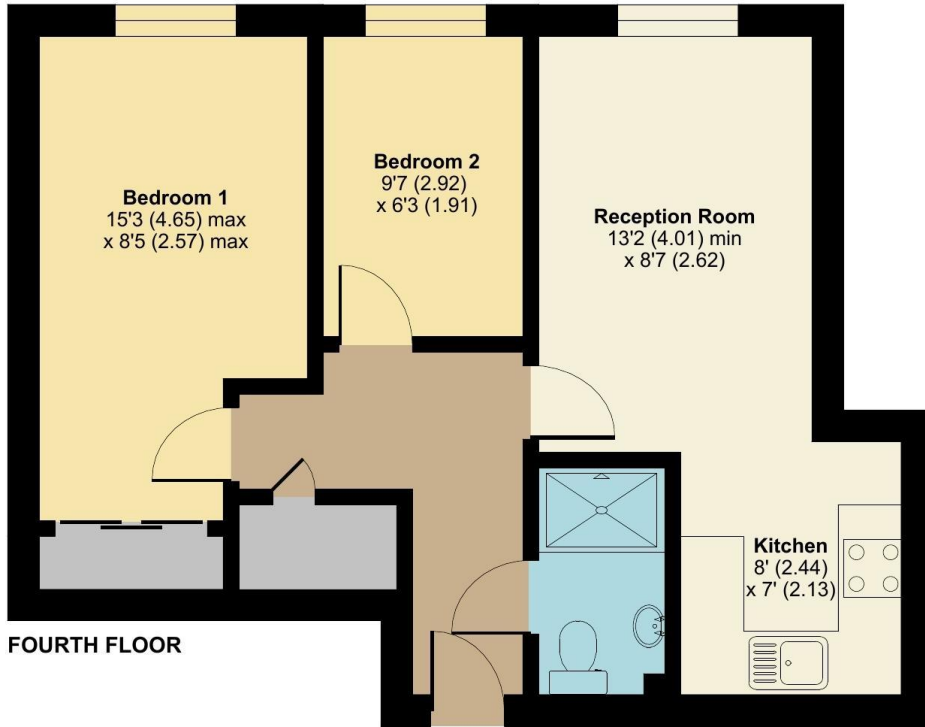
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If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# Albert Road, Plymouth, PL2

Approximate Area = 493 sq ft / 45.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Northwood. REF: 948415

## Energy Efficiency Rating

