



## APT 34 46 Ebrington Street

, Plymouth, PL4 9AD

Offers In The Region Of £125,000



Located in the heart of the City Centre of Plymouth is this modern purpose built apartment. Sitting on the top floor in the smaller block ( 3rd Floor ) is this well presented one bedroom apartment with open plan lounge/dining/kitchen and a bathroom. The property is being offered with no onward chain.



FLAT 34, 36 EBRINGTON STREET, PLYMOUTH, PL4 9AD

### COMMUNAL ENTRANCE

A key pad entry system opens the door to the communal hallway with staircase or lift giving access to the third floor.

### ENTRANCE

A wooden door opens into the flat.

### ENTRANCE HALL

An L-shaped hallway with doors opening off to the open plan living area, double bedroom, airing cupboard housing the Gloworm combo boiler and bathroom.

### OPEN PLAN LOUNGE/DINER/KITCHEN 20'2" x 9'8" (6.16 x 2.96)

A lovely light and airy, partly vaulted room with open plan living with matching base and wall mounted units with integrated twin oven, washer/dryer and the vendor will include a recently purchased fridge freezer. Roll edge laminate work surfaces have inset one and half bowl sink unit with mixer tap and four ring gas hob, stainless steel splash-back and stainless steel extractor hood. Space for sofas and a dining table. All mounted contemporary electric fan fire. Laminate wood flooring. Double glazed window to front.

### BEDROOM 14'1" narrowing to 11'5" x 8'1" narrowing to 6'2" (4.3 narrowing to 3.48 x 2.47 narrowing to 1.9)

A dual aspect room with double glazed windows to front and side. Laminate wood flooring.

### BATHROOM 6'2" x 6'2" (1.89 x 1.89)

Matching white suite of panelled bath with fitted shower over, pedestal wash hand basin and close coupled wc. Part tiled walls. Fitted mirror with shaving point. Tiled effect vinyl flooring. Double glazed window to side. Ceiling spotlights. Extractor fan.

### AGENT'S NOTES

Plymouth City Council

Council Tax Band A

Ground Rent £300 pa

Lease is 199 years from 30/6/2008.

Maintenance/Service Charge is £1,020 pa

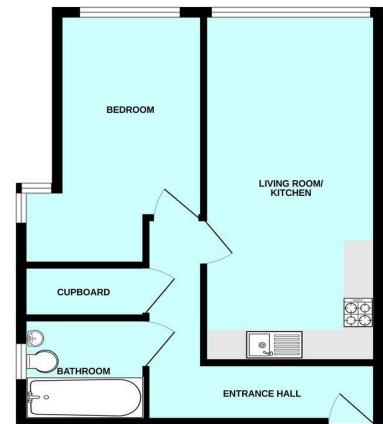
In accordance with the 1979 Estate Agency Act we hereby notify that the owner of the property is a member of staff at Julian Marks Estate Agents

### Area Map



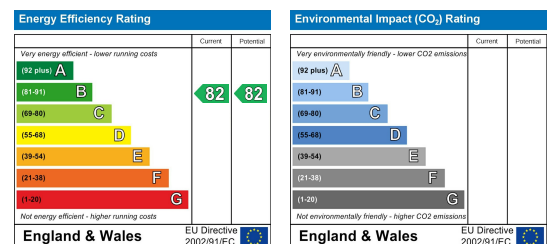
### Floor Plans

GROUND FLOOR



Made with SketchUp 2024

### Energy Efficiency Graph



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