



## Flat 8, City View 161 - 163 North Road West

, Plymouth, PL1 5BY

£150,000



A well proportioned ground floor apartment located on the north side of the block. Hall with cloakroom/WC off, generous size living room incorporating lounge/dining room/fitted kitchen. First floor level with two double bedrooms and bathroom/WC. Gas central heating. Secure car park with private parking space.



## FLAT 8 CITY VIEW, 161-163 NORTH ROAD WEST, PL1 5BY

### LOCATION

Lying close to the city centre and on the south side of North Road West with a variety of local services and amenities found within walking distance.

### ACCOMMODATION

Door with peep hole viewer into Flat 8:

### HALL

Staircase rises and turns to the upper floor. Useful under stairs storage cupboard. Door entry phone handset.

### WC

WC and wash hand basin, both with concealed plumbing. Light point and extractor fan. Electric consumer unit.

### LOUNGE/DINING ROOM/KITCHEN 24' x 19' max (7.32m x 5.79m max)

'L' shaped. Two sets of three tall sash windows to the front elevation. Various down lighters. Fitted kitchen with granite work surfaces and upstands. Under mounted one and a half bowl stainless steel sink with mixer tap. Integrated appliances include four ring variable size electric hob with stainless steel splash back and extractor hood over, electric oven under, integrated fridge, freezer, dishwasher and washing machine. Cupboard housing the Baxi gas fired boiler which services the central heating and domestic hot water.

### UPPER LEVEL

Three doors off to:

### BEDROOM ONE 13'9 x 11'11 (4.19m x 3.63m)

Three tall sash windows to the front. Multi folding louvre window to the sitting room.

### BATHROOM

White suite with close coupled WC, vanity wash hand basin with mirror and light with shaver socket over. 'P' shaped panelled spa bath with mixer tap and shower attachment, curved shower screen and tiled splash back.

### EXTERNALLY

### AGENT'S NOTE

Tenure - Leasehold. 125 year lease from 24th June 2006.

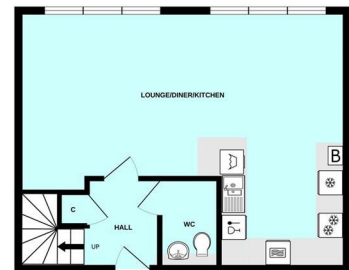
Plymouth City Council tax - Band B.

### Area Map

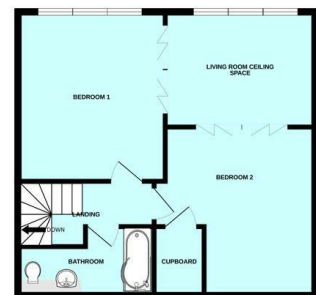


### Floor Plans

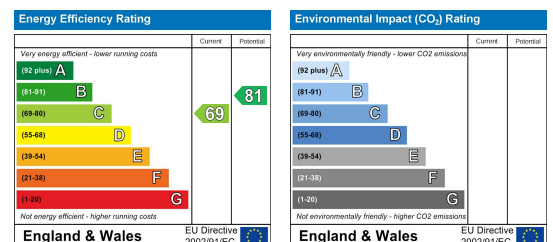
GROUND FLOOR



1ST FLOOR



### Energy Efficiency Graph



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