



## 91 College Dean Close

Derriford, Plymouth, PL6 8BP

£125,000



A purpose built one bedroom top floor apartment sitting in a cul de sac position in Derriford with an allocated parking space. The accommodation comprises entrance hall, lounge/diner, new kitchen, new bathroom and double bedroom. No chain.



## COLLEGE DEAN CLOSE, DERRIFORD, PL6 8BP

### ACCOMMODATION

Phone entry system with a communal door open into the building with the flat on the second floor.

### ENTRANCE

A wooden door open into the flat.

### ENTRANCE HALL

'L' shaped hallway with doors leading off through to the lounge/diner, bathroom, bedroom and to the airing cupboard with hot water cylinder and some shelving and a further cupboard housing the meters. Wall mounted night storage heater. Wall mounted phone entry system. Further cupboard housing the meters. Access hatch to the roof void.

### LOUNGE/DINER 15'1" x 9'9" plus bay (4.62m x 2.99m plus bay)

Wall mounted night storage heater. TV point. uPVC double glazed box bay window to the side. Archway opening up into the kitchen.

### KITCHEN 7'3" x 7'0" (2.22m x 2.14m)

Matching base and wall mounted units to include integrated brand new oven. Space for upright fridge/freezer and washing machine. Roll edge laminate work surfaces with inset four ring Beko hob with stainless steel hood over and inset stainless steel mixer tap with single drainer. Tiled splash back. uPVC double glazed window to the side. Wood effect laminate flooring.

### BEDROOM 11'7" x 8'7" (3.55m x 2.62m)

To include an array of matching bedroom furniture including bedside cabinets, fitted wardrobes, overhead storage unit and a further corner unit. uPVC double glazed window to the rear.

### BATHROOM 6'11" x 6'6" max (2.11m x 2m max)

Matching suite of panelled bath with a Mira electric shower fitted over, close coupled WC with hidden cistern and pedestal wash hand basin inset into high gloss vanity storage cupboards below. Laminate wood flooring. Wall mounted Dimplex heater.

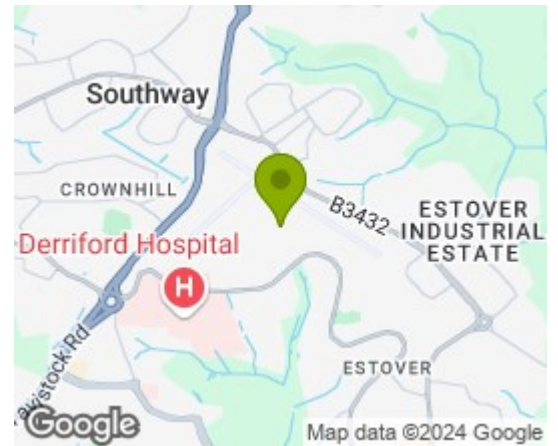
### AGENT'S NOTE

Tenure - Leasehold. 999 year lease. Management charge is £1138 for year ending Dec 2024 (been paid).

Plymouth City Council tax - Band B.

Mains electricity, drainage and water.

## Area Map

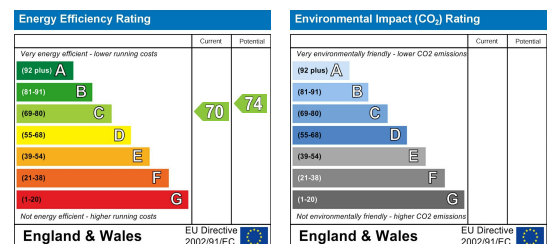


## Floor Plans

GROUND FLOOR



## Energy Efficiency Graph



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