



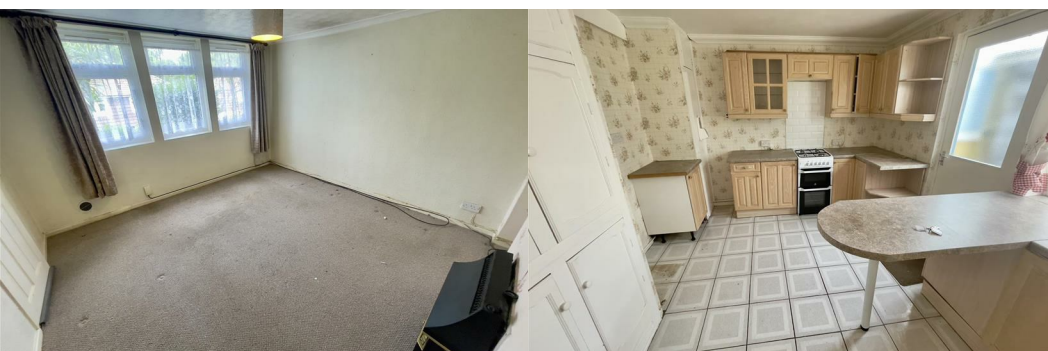
## 117 Rothesay Gardens

Crownhill, Plymouth, PL5 3TB

£75,000



\*\*\*CASH BUYERS ONLY\*\*\* A self contained spacious ground floor flat located in this ex local authority building. Suitable for cash buyers. Double-glazing & gas central heating. The accommodation comprises hall, good-sized lounge, spacious kitchen/dining room, 3 bedrooms, bathroom, separate wc & to the rear a lean-to covered area with 2 storage sheds. Gardens to the front & rear. Vacant & no onward chain.





ROTHESAY GARDENS, CROWNHILL, PLYMOUTH, PL5 3TB

LOCATION

Found in this mainly residential area of Crownhill with a variety of local services & amenities nearby. The position convenient for access into the city & close by connection to major routes in other directions.

ACCOMMODATION

A uPVC front door with oval double-glazed light into;

HALL 3'6" wide through to a central wide area 9'3" x 6'4" (1.07m wide through to a central wide area 2.82m x )

LOUNGE 13' x 12' maximum (3.96m x 3.66m maximum)

uPVC glazed window to the front. Gas fire set on chimney breast with recesses to either side.

KITCHEN/DINING ROOM 12'10" x 10'10" overall (3.91m x 3.30m overall)

Two uPVC glazed windows & a panelled part glazed rear door. Fitted with a range of cupboard & drawer storage set in wall & base units. Roll edge work surfaces. Breakfast bar. Stainless steel sink. Corner cupboard houses the mains gas meter, mains electric meter & trip switches. Freestanding Indesit stove.

BEDROOM ONE 11'6" x 10'6" main floor area (3.51m x 3.20m main floor area)

uPVC glazed windows to the front & side. Storage cupboard.

BEDROOM TWO 11'6" x 9'1" maximum (3.51m x 2.77m maximum)

Two uPVC glazed windows to the rear. Storage cupboard. Wall mounted Alpha InTec 25xe gas fired boiler servicing the central heating & domestic hot water.

BEDROOM THREE 8'5" x 7'3" plus entrance area (2.44m'1.52m" x 2.13m'0.91m" plus entrance area)

Two uPVC glazed windows to the front.

BATHROOM 5'10" x 5'7" (1.78m x 1.70m)

uPVC glazed window to the rear. White modern panelled bath. Vanity wash hand basin with cupboard under.

WC 5'7" x 3'2" (1.70m x 0.97m)

uPVC window to the rear. Wash hand basin & wc.

LEAN TO 13'9" x 11' maximum 5'11" wide (l shaped) (4.19m x 3.35m maximum 1.80m wide (l shaped))

uPVC double-glazed windows to the rear garden & uPVC part double-glazed back door. Two doors off to store 1 & store 2.

STORE ONE 5'11" x 4'11" (1.80m x 1.50m )

STORE TWO 4'11" x 3' (1.50m x 0.91m)

EXTERNALLY

A front garden. Side access. A rear garden next to property.

TENURE

Tenure: Leasehold. Term is 125 years from 19/07/2004. Annual ground rent is £10.00. Annual service charge 2025-2026 is £655.91 (which includes £10 ground rent and £293.29 building insurance). Plymouth City Council Freehold.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: A

SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.

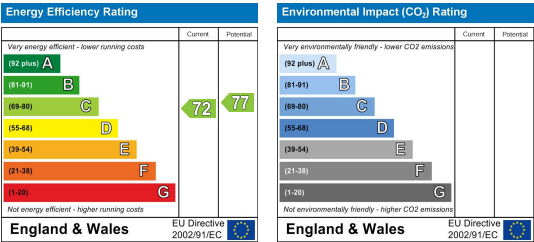
Area Map



Floor Plans



Energy Efficiency Graph



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