



Siding Road, Plymouth
£179,950

Chase 
Buchanan

Flat 14, 1 Siding Road Plymouth, PL4 6AF

This generously proportioned three-bedroom apartment, purpose-built and centrally located, is now available. The property features expansive communal gardens and allocated off-road parking. Access is through a secure communal entrance leading to the first floor, where the apartment is situated.

Upon entering, a spacious hallway welcomes you. To the left, three double bedrooms are accessible through individual doors, while two large storage cupboards are conveniently positioned off the hallway. The modern-fitted bathroom boasts a three-piece suite. At the end of the hallway, the open-plan living/kitchen/diner awaits. This well-designed space is bright and airy, with a modern-fitted kitchen that includes an integrated electric oven, four-ring gas hob, and an extractor fan with a hood. Abundant worktop space and ample wall and base storage units complete the kitchen.

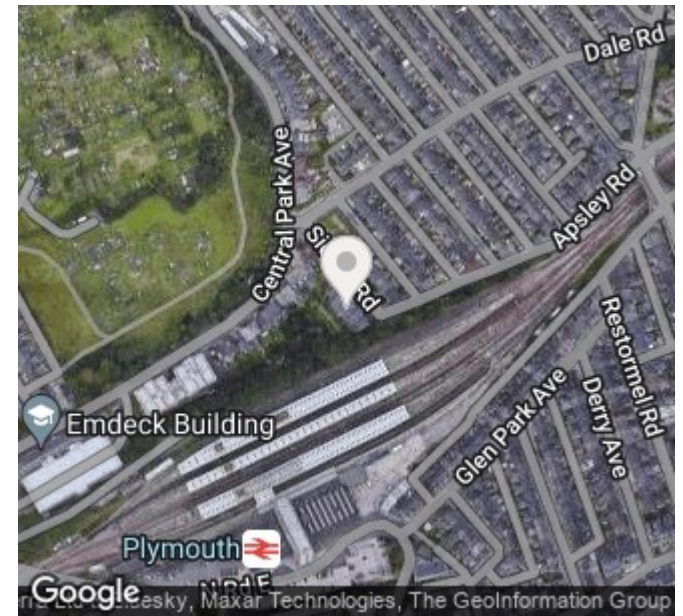
The living area opens to a glass Juliet balcony with inward-opening French doors, offering delightful views of the expansive communal garden. An allocated off-road parking space is available at the front of the property. To the rear, well-maintained communal gardens and an external bike store for residents enhance the property's appeal.

Currently, the property is leased with sitting tenants, generating £950 per month, presenting an attractive investment opportunity. Alternatively, the property can be purchased as a vacant property, providing a hassle-free transaction with no chain involved.





- Extremely spacious apartment
- Three-double bedrooms
- Large open plan living space
- 2-large storage cupboards
- Allocated off-road parking
- Beautiful communal garden
- Close to the City Centre
- Offered with no-onward chain
- Sitting tenant paying £950 pcm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Miscellaneous items

EPC: B
Council Tax: C
Utilities: All main services
Authority:
Tenure: Leasehold
Lease: Add text here
Ground Rent: Add text here
Service Charge: Add text here

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

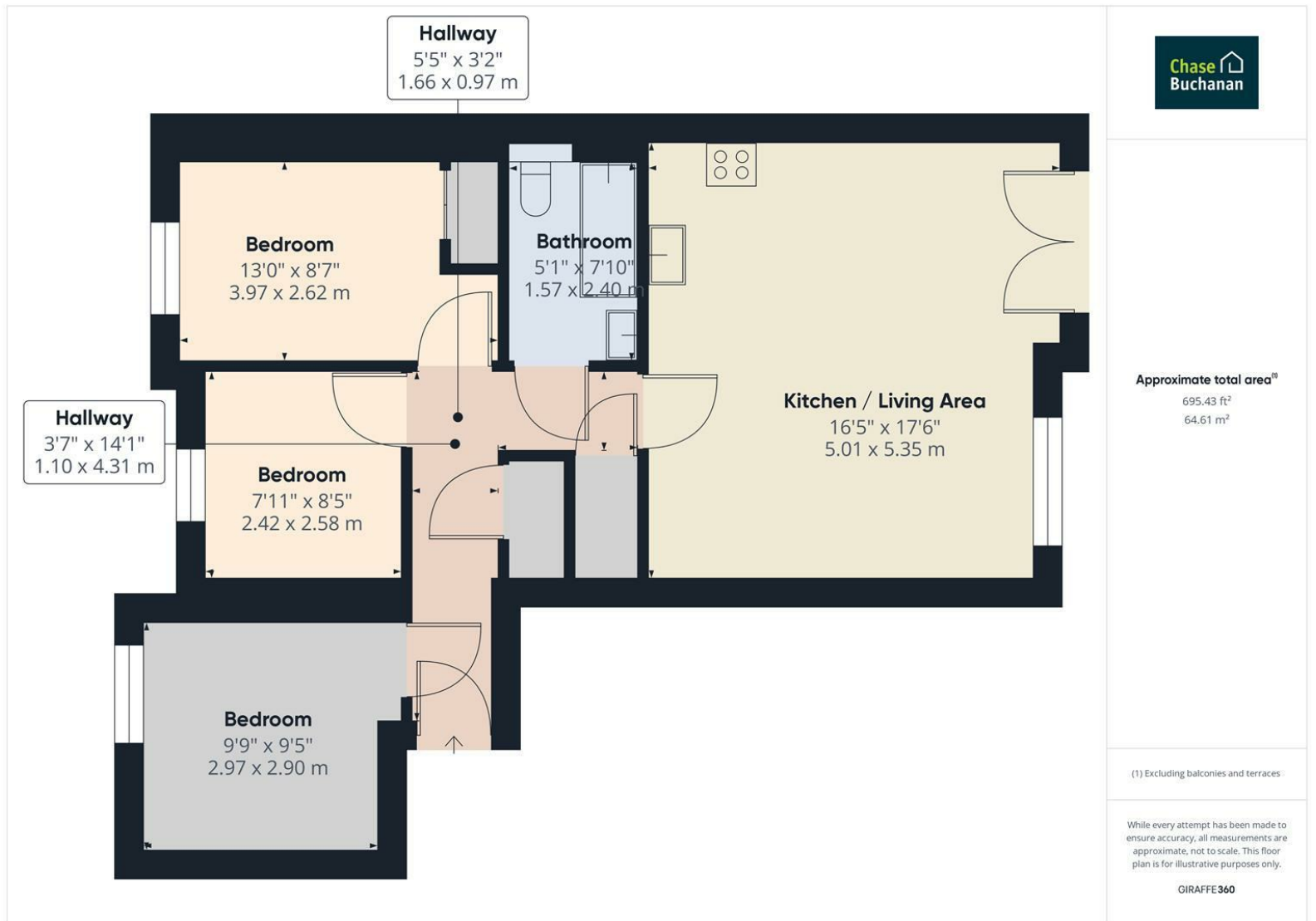
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



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