

for sale

£120,000



## Ground Floor Flat The Quay Oreston Plymouth PL9 7NE

This one bedroom flat is the ideal property for someone looking for a low maintenance property in a prime location, with lovely water views and in close proximity to local amenities. Would be ideal investment or first time buy. Offered with no onward chain.

# Ground Floor Flat The Quay Oreston Plymouth PL9 7NE

## Lounge

14' 1" x 16' 9" ( 4.29m x 5.11m )

The lounge has an open brick fireplace and window to the rear aspect.

## Bedroom

11' 6" x 16' ( 3.51m x 4.88m )

The bedroom has a window to the front aspect with lovely views of the water.

## Kitchen

8' 4" x 7' 9" ( 2.54m x 2.36m )

The kitchen comprises: Matching wall and base units with work surface over, sink with drainer unit, space for undercounter washing machine, space for tall freestanding fridge/ freezer, gas hob with extractor fan and electric oven. There is a window to the side aspect.

## Bathroom

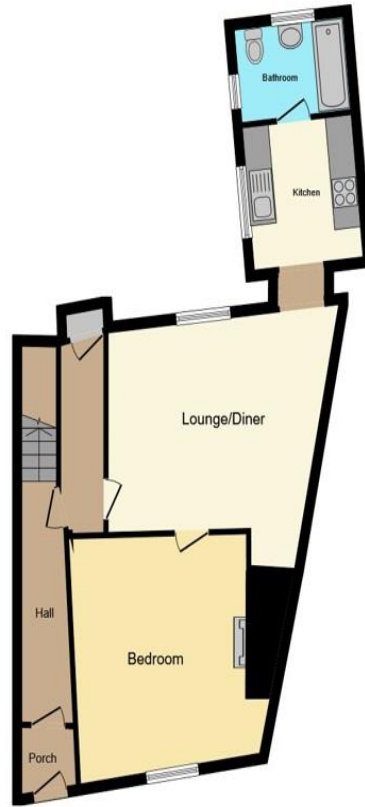
Comprising; Bath with electric shower over, wash hand basin, WC and there are obscured double glazed windows to the rear and side aspect.

## Agents Note

The building as a whole is currently held under a Freehold title. The seller has advised that the lease details will be finalised for this property during the conveyance in preparation for submission at Land Registry. We understand that this leasehold property is to have a share of the freehold with the neighbouring property, the details of which will be confirmed during the conveyance. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.







**Ground Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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2A The Broadway Plymstock  
PLYMOUTH PL9 7AW

Property Ref: PLK306902 - 0005

**Tenure:** Freehold

**EPC Rating:** C

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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