



**Belgrave Lane, Mutley Plain, Plymouth PL4 7DA**

**welcome to**

**Belgrave Lane, Mutley Plain, Plymouth**

\* INVESTORS ONLY\* BELGRAVE BEAUTY!! Perfect for investors!! This upper floor apartment with NO ONWARD CHAIN is located in a highly popular, central location to Plymouth, with PRIVATE PARKING, boasting TWO DOUBLE BEDROOMS and a lovely open plan living area. This property would satisfy any buyer!



## Open Plan Living Room

10' 6" x 9' 2" ( 3.20m x 2.79m )

## Kitchen Area

fitted kitchen, matching wall and base units, work surface, tiling, gas hob with oven below, cooker hood above, built in fridge freezer, built in microwave, built in washing machine, stainless steel drainer sink.

## Master Bedroom

10' 6" x 9' 2" ( 3.20m x 2.79m )

rear facing upvc double glazed window, radiator, built in storage cupboard.

## Bedroom Two

8' 6" x 7' 10" ( 2.59m x 2.39m )

rear facing upvc double glazed window, radiator.

## Bathroom

bath with mixer taps and shower over, wash hand basin, low level WC, radiator, tiling, extractor fan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Belgrave Lane, Mutley Plain Plymouth

- Purpose Built Apartment
- Two Double Bedrooms
- Secure Underground Parking
- INVESTORS ONLY
- Well Presented Throughout

Tenure: Leasehold EPC Rating: C

offers in the region of

**£99,950**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MUP106964 - 0015

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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