



Mayfair House, Regent Street, City Centre, Plymouth PL4 8AR

welcome to

Mayfair House, Regent Street, City Centre, Plymouth

CENTRALLY LOCATED STUDIO FLAT - IDEAL INVESTMENT OR FIRST TIME BUY! The studio briefly comprises; bedroom/lounge area, kitchen and bathroom and is for sale with a tenant in situ. In a central location with NO CHAIN it's a fantastic purchase! Call 01752662777 to view TODAY!



Living Room/bedroom

12' 5" x 10' 3" (3.78m x 3.12m)

front facing upvc double glazed french doors, electric radiator, intercom entry system.

Kitchen

6' 8" x 6' 1" (2.03m x 1.85m)

fitted kitchen, matching wall and base units, work surface, tiling, stainless steel drainer sink, electric oven and hob with cooker hood above, space for fridge freezer, washing machine, extractor fan.

Bathroom

shower cubicle, tiling, low level wc, wash hand basin, extractor fan, electric towel rail.



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

Mayfair House, Regent Street, City Centre, Plymouth

- Modern one bedroom studio flat
- Light and airy living room/bedroom
- Central location to Plymouth's City Centre
- Well presented bathroom and kitchen
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: B

£70,000



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 125 years from 25 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
MUP107160 - 0005

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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fox & sons



01752 662777



MutleyPlain@fox-and-sons.co.uk



28 Mannamead Road, Mutley Plain,
PLYMOUTH, Devon, PL4 7AA



fox-and-sons.co.uk