



**Flat G Paradise Road, Plymouth PL1 5QR**

**welcome to**

## **Flat G Paradise Road, Plymouth**

\*\*\* NO ONWARD CHAIN \*\*\*

A fantastic opportunity to purchase this basement MAISONETTE which has THREE BEDROOMS, a master ENSUITE, an ALLOCATED PARKING space and COMMUNAL GARDENS and to be sold with NO ONWARD CHAIN. Call Fox & Sons today to arrange your viewing!

### **Entrance Hall**

Access to the bathroom, two storage cupboard, door to the left hand side leading to two bedrooms and door with direct access leading to the lounge and kitchen

### **Lounge**

11' 9" x 19' 5" ( 3.58m x 5.92m )

Two single glazed windows to front elevation and opening to the kitchen.

### **Kitchen**

5' 3" x 9' 6" ( 1.60m x 2.90m )

Wall and base units, inset sink bowl, oven and integrated induction hob and hood with oven.

### **Bedroom 2**

18' 4" x 7' 6" ( 5.59m x 2.29m )

Two single glazed windows to side elevation and archway to storage cupboard.

### **Bedroom 3**

15' 7" x 5' 7" ( 4.75m x 1.70m )

Single glazed window to front elevation and door to the front of the building.

### **Bathroom**

Bath with mains shower, vanity sink and WC.

### **First Floor Landing**

Sliding wardrobe, with access leading to bedroom 1 and the ensuite.

### **Bedroom 1**

13' 2" x 10' 3" ( 4.01m x 3.12m )

Door to the ensuite and small mirror wardrobe.

### **Ensuite**

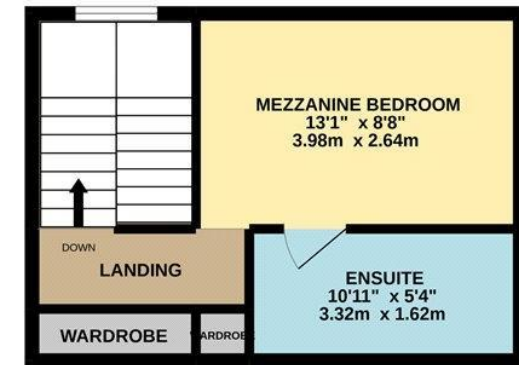
A walk in shower, vanity sink with WC.



GROUND FLOOR  
892 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Flat G Paradise Road, Plymouth

- No Onward Chain
- Maisonette
- Ensuite
- Grade II listed
- Allocated Parking Space

Tenure: Leasehold EPC Rating: F

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.

# £169,950



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MUP107989 - 0002

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