





Flat 6 Capricorn Way, Sherford Plymouth PL9 8GH

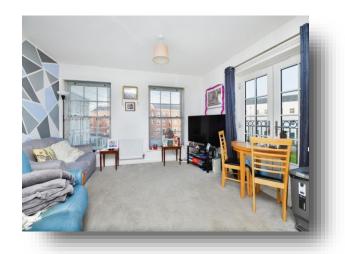


welcome to

Flat 6 Capricorn Way, Sherford Plymouth

*** A MUST VIEW!! ***

A first floor, SHARED OWNERSHIP apartment with TWO DOUBLE BEDROOMS, OPEN PLAN kitchen/diner and ALLOCATED PARKING. We recommend VIEWING this property to see relaly what is has to offer! Call Fox & Sons today to arrange your viewing!

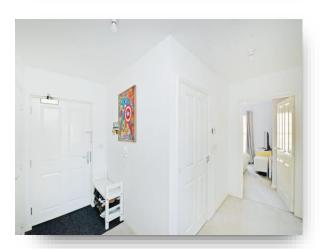












Apartment Entrance

Door into the apartment into the hallway with doors to two storage cupboards one housing coats and shoes the other fully shelved. Doors to the two bedrooms, open plan lounge/kitchen and bathroom. two central lights and a smoke detector. A wall mounted radiator.

Open Plan Kitchen

12' 1" x 8' 2" (3.68m x 2.49m)

There is a L shaped kitchen with modern matching wall and base units with role edge work surfaces and a inset stainless steel one and a half sink and drainer unit with mixer tap. Inset gas hob and electric oven with a filter hood above. Space for a washing machine and tall fridge freezer. two central lights a extractor fan, smoke detector and a wall mounted radiator.

Open Plan Lounge

13' 6" 9 x 4' (4.11m 9 x 1.22m)

The lounge has two double glazed sash windows to the front of the property and a pair of double glazed balcony doors opening internally. A wall mounted radiator and central light.

Bedroom One

11' 6" x 9' (3.51m x 2.74m)

Double bedroom with a double glazed sash window to the front of the property and a wall mounted radiator. A central light.

Bedroom Two

12' 1" x 8' 2" (3.68m x 2.49m)

Double bedroom with a double glazed sash window to the side of the property and a wall mounted radiator. A central light.

Bathroom

A white suite comprising of a panel bath with a mixer tap and shower unit off the tap. A glass shower screen. A pedestal wash hand basin and a w.c A wall mounted mirror and light above. A wall mounted heated towel rail, central light and extractor fan.

Parking

1 allocated space located in front of the apartment block. Ample parking throught the nearby street and communal parking area loacted adjacent.

Main Entrance

Intercom on entrance for visitors. Entrance door into lobby with stairs to the first floor. A door to the apartments on the first 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





welcome to

Flat 6 Capricorn Way, Sherford Plymouth

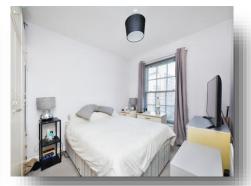
- SHARED OWNERSHIP
- FIRST FLOOR APARTMENT
- COUNCIL TAX BAND A
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN LOUNGE

Tenure: Leasehold EPC Rating: B

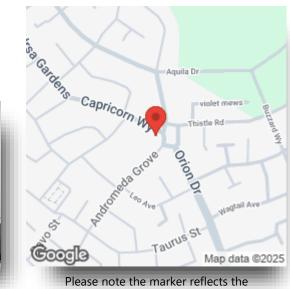
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£53,000









postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PYP104184



Property Ref: PYP104184 - 0008 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 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

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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.







plympton@fox-and-sons.co.uk



143 Ridgeway, Plympton, PLYMOUTH, Devon, PL7 2HJ



fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.