



Ground Floor Flat Alexandra Road, Ford Plymouth PL2 1JX

welcome to

Ground Floor Flat Alexandra Road, Ford Plymouth

NO SERVICE CHARGE, SHARE OF FREEHOLD AND OVER A 100 YEAR LEASE!

A two bedroom ground floor flat situated in a popular location close to schools and amenities. This sizable property is being sold with no onward chain and requires some modernisation to reach its full potential.



Entrance Hall:

Obscured double glazed door to front elevation. Radiator. Stairs leading to second bedroom and bathroom. Double glazed obscured door to rear elevation leading to rear access.

Lounge:

16' 6" Into Bay x 10' 6" Max (5.03m Into Bay x 3.20m Max) Partly double glazed window to front elevation with beautiful far reaching park views. Radiator. Picture rail. Skirting.

Kitchen:

9' 11" Max x 9' 9" Max (3.02m Max x 2.97m Max) Fitted kitchen with wall and base level units. Double glazed window to side elevation. Stainless steel sink drainer. Integrated gas hob and integrated electric oven. Space for fridge freezer. Plumbing and space for washing machine. Radiator. Single glazed obscured window to front and side elevations. CH boiler. Insert spotlighting.

Bedroom One:

15' x 10' 7" Max (4.57m x 3.23m Max) Partly double glazed arched window to front elevation with beautiful far reaching park views. TV point. Radiator. Picture rail. Skirting.

Bedroom Two:

7' 7" Max plus door recess x 6' 7" (2.31m Max plus door recess x 2.01m) Double glazed window to side elevation. Radiator. Fitted shelving.

Study:

10' 6" Into Recess x 5' 10" (3.20m Into Recess x 1.78m) Fitted shelving. Vinyl flooring.

Bathroom:

Jet bath with mixer taps and shower over-head running off mains supply. Radiator. Wash hand basin with mixer taps. Low level WC. Extractor fan.

Front Garden:

Extremely sizable garden which is mainly laid to lawn.

The garden offers far reaching park views.



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- GROUND FLOOR FLAT
- TWO BEDROOMS
- LARGE GARDEN
- VIEWS ACROSS LOCAL PARKLAND
- NO CHAIN

Tenure: Leasehold EPC Rating: C

offers in excess of

£125,000



Total floor area 70.8 m² (762 sq.ft.) approx

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.



Please note the marker reflects the
postcode not the actual property

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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.



Property Ref:
SBX105965 - 0009

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