

## Contact us

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA  
(01752) 514500

North Plymouth and  
Residential Lettings Office  
56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ  
(01752) 772846

Email Us  
info@plymouthhomes.co.uk

Website  
www.plymouthhomes.co.uk

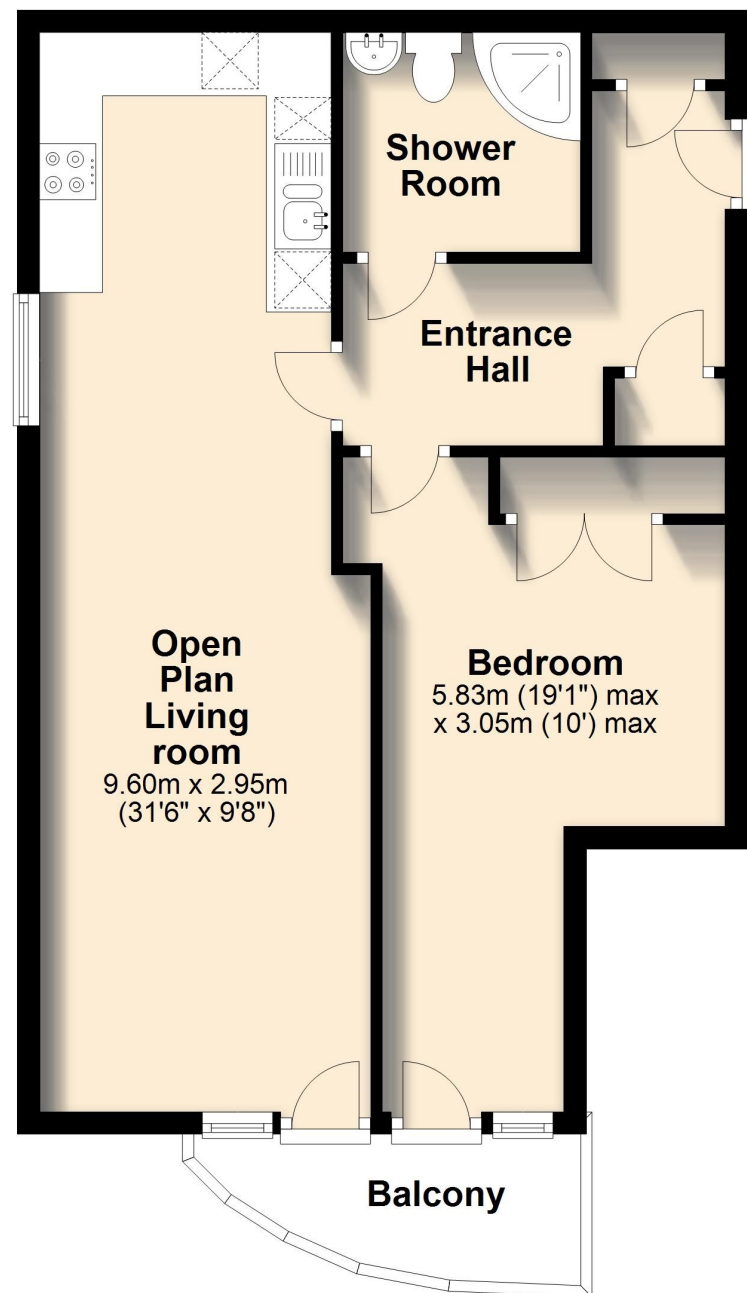
Opening Hours  
Monday - Friday  
9.15am—5.30pm  
Saturday  
9.00am—4.00pm  
(Central Plymouth Office Only)

Our Property Reference:  
22/C/23 5155

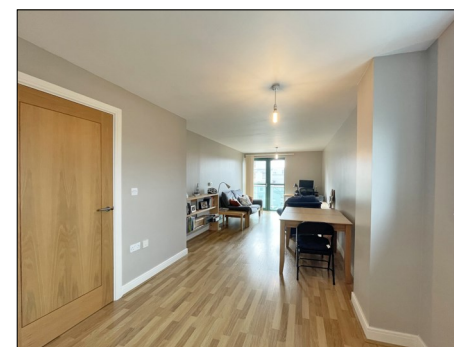
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Second Floor

Approx. 54.9 sq. metres (591.1 sq. feet)



Draft Details – Not Approved & Subject To Change



**Flat 14, 24 Ocean Crescent, City Centre,  
Plymouth, PL1 3FG**

**CITY CENTRE LOCATION**  
**LIFT SERVICE**  
**DOUBLE BEDROOM**  
**OPEN PLAN LIVING ROOM**  
**INTEGRATED APPLIANCES**  
**UNDER FLOOR HEATING**

*We feel you may buy this property because...*  
'Of the perfect central location and well-proportioned accommodation.'

**Guide Price**  
**£115,000 - £120,000**

## Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

**Number of Bedrooms**

One Bedroom

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

No Parking

**Outside Space**

Private Balcony

**Council Tax Band**

B

**Council Tax Cost 2023/2024**

Full Cost: £1,642.33

Single Person: £1,231.75

**Stamp Duty Liability**

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £3,450

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

**What3words Location**[///mash.lovely.logs](https://www.what3words.com/mash.lovely.logs)**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 50Mbps

**Introducing...**

Located within a prime central location this purpose built apartment lies within close proximity to the city centre with its numerous shops, amenities and public transport links. The spacious accommodation offers an open plan living room incorporating the lounge, dining and kitchen areas. The kitchen boasts a range of integrated appliances, and the lounge area gives access to a private balcony. The bedroom is a lovely sized double room with a built-in wardrobe and giving access to the balcony while the shower room is fitted with a modern three-piece suite. Further benefits include a lift service, under floor heating and double glazed windows. Plymouth Homes advise an early viewing to appreciate this spacious home.

**The Accommodation Comprises...****ENTRANCE**

The entrance to the building is to the left side of the main entrance and via secure communal door and vestibule with stairs and lift service rising to the second floor where a private door opens into the property.

**SECOND FLOOR****ENTRANCE**

An entrance door opens to the entrance hall.

**ENTRANCE HALL**

With two built in storage cupboards, one housing the wall mounted boiler serving the heating system and domestic hot water, wood effect laminate flooring, under floor heating and a wall mounted entry phone.

**OPEN PLAN LIVING ROOM****9.60m (31'6") x 2.95m (9'8")**

A lovely sized reception area incorporating the lounge, dining and kitchen areas. The kitchen is fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, a range of integrated appliances to include fridge, freezer, dishwasher, washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the side, wood effect laminate flooring, under floor heating, recessed ceiling spotlights to the kitchen area, double glazed door and window opening onto the balcony.

**BALCONY****3.44m (11'4") x 2.00m (6'7")**

With glass balustrade and doors to the living room and bedroom.

**BEDROOM****5.83m (19'1") max x 3.05m (10') max**

A lovely sized double bedroom with double glazed window and door to the balcony, wood effect flooring, under floor heating, built in double wardrobe.

**SHOWER ROOM****2.12m (7') x 1.95m (6'5")**

Fitted with three-piece modern suite comprising shower cubicle with rainfall shower above and separate hand shower attachment, wall mounted wash hand basin with cupboard storage below, low-level WC, towel rail, extractor fan, wall mounted mirror, shaver point and light, separate shaver point, tiled splashbacks, under floor heating.

**LEASEHOLD**

The term of the lease for this property is 125 years from 2004. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £250 per annum and the yearly service charge is £2,320. We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.

**PARKING**

Please note there is no parking available with this property.

**AGENT'S NOTE**

The managing agents have informed all residents that remedial works are required to the external cladding on the building. They have confirmed that the Government's second Building Safety Fund have approved the funds for Ocean Crescent and works are due to commence late 2024/early 2025. We advise all potential buyers to make their mortgage company aware of this prior to incurring any cost. Please speak to our office for any further information.

