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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

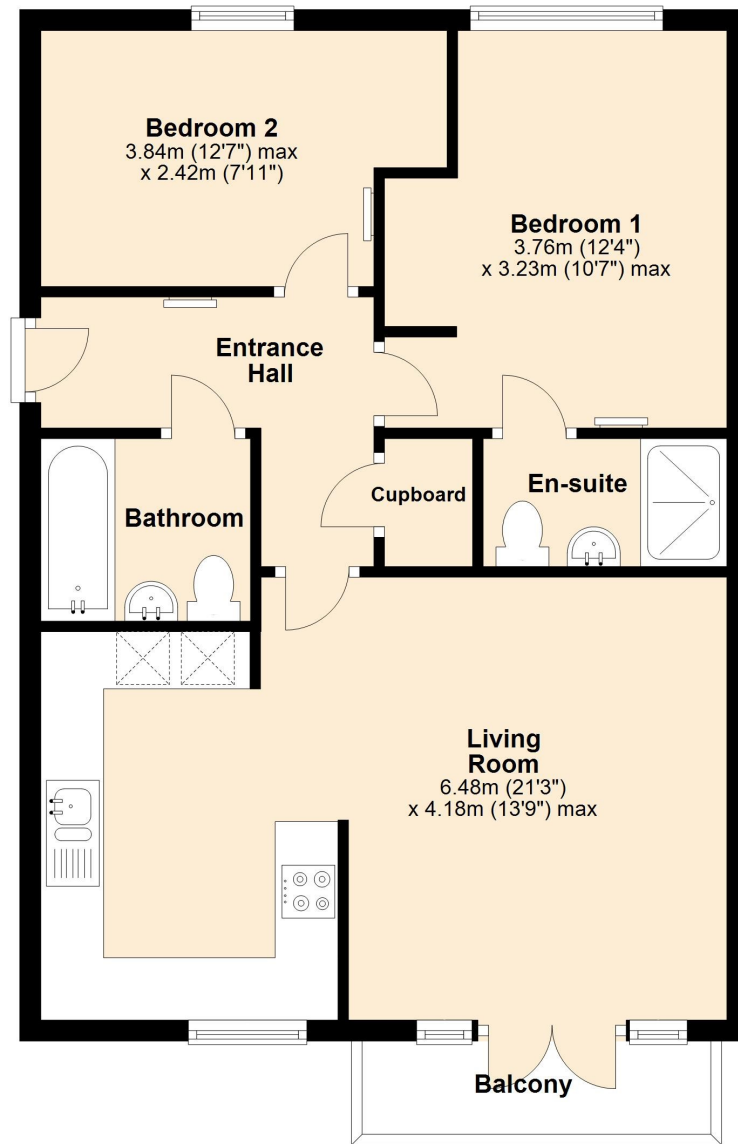
Our Property Reference:

10/F/24 5470

Floor Plans...

Second Floor

Approx. 60.6 sq. metres (652.0 sq. feet)



Draft Details – Not Approved & Subject To Change



Flat 18, 60 Chapel Street, Devonport, Plymouth, PL1 4TF

- SECOND FLOOR FLAT**
- SPACIOUS ACCOMMODATION**
- WELL PRESENTED**
- TWO DOUBLE BEDROOMS**
- EN-SUITE SHOWER ROOM**
- ALLOCATED PARKING**

We feel you may buy this property because...
 'Of the spacious, well presented accommodation on offer.'

Offers In Excess Of
£150,000

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.

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

Number of Bedrooms

Two Bedrooms

Property Construction

Traditional Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Allocated Parking

Outside Space

Private Balcony

Council Tax Band

A

Council Tax Cost 2024/2025

Full Cost: £1,476.58

Single Person: £1,107.44

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £4,500

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

What3words Location

///warm.cheer.comical

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 7Mbps

Upload Speed: 0.8Mbps

Introducing...

This spacious and well-presented flat would make the ideal first time buy. Located on the second floor the accommodation comprises a spacious, open plan living room incorporating the lounge, dining and kitchen areas and accessing a private balcony. There are two good sized double bedrooms, an en-suite shower room and the main bathroom. Further benefits include double glazing, central heating and externally there is an allocated parking space. Plymouth Homes advise an early viewing to fully appreciate this lovely property.

The Accommodation Comprises...**GROUND FLOOR**

Entry is via a secure communal main entrance and hallway with stairs rising to the second-floor landing and private door into flat 18.

SECOND FLOOR**ENTRANCE HALL**

With radiator, wood effect laminate flooring, wall mounted entry phone, useful built in storage cupboard with light and power point.

LIVING ROOM**6.48m (21'3") x 4.18m (13'9") max**

A lovely spacious reception area incorporating the lounge, dining and kitchen areas. The kitchen is fitted with a range of wall and base units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, integrated fridge and freezer, fitted eye level electric oven and four ring gas hob with cooker hood above, extractor fan, two double glazed windows to the front, wood effect laminate flooring, double glazed double doors opening to balcony.

BALCONY**3.30m (10'10") x 0.98m (3'3")**

Enclosed by glass balustrades with wooden decked flooring.

BEDROOM 1**3.76m (12'4") x 3.23m (10'7") max**

A good sized double bedroom with double glazed picture window to the rear, built in storage, radiator, door to the en-suite.

**EN-SUITE**

Fitted with a three-piece white suite comprising pedestal wash hand basin, double shower enclosure with fitted electric shower above, low-level WC, radiator/towel rail, extractor fan, shaver point, tiled flooring.

BEDROOM 2**3.84m (12'7") max x 2.42m (7'11")**

A second double bedroom with double glazed window to the rear, built in storage, radiator.

BATHROOM**1.98m (6'6") x 1.72m (5'8")**

Fitted with a three-piece suite comprising panelled bath with separate shower above, shower screen, pedestal wash hand basin, low-level WC, radiator/towel rail, extractor fan, wall mounted mirror, shaver point, tiled flooring.

OUTSIDE:

The property benefits from an allocated parking space located to the rear of the building.

LEASEHOLD

The term of the lease for this property is 125 years from 2014. 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. We have also been verbally informed by the seller, at the time of listing the property, that their service charge/maintenance payments are approximately £1,878.46 per year. This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.

AGENT'S NOTE

Owners within the block have taken over the management of the building under an RTM (right to manage). This gives them control over the management of the building with the aim of reducing the running costs. Their intention is to remove the ground rent to a peppercorn rent and to also lower the yearly service charge/maintenance cost to approximately £1,200 per year.

The building has photovoltaic solar panels which are used to reduce the costs to run the communal areas.

AGENTS NOTE

The balcony is owned by the freeholder and the flat has exclusive right to access and use the space.

