

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:
20/1/24 5547

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

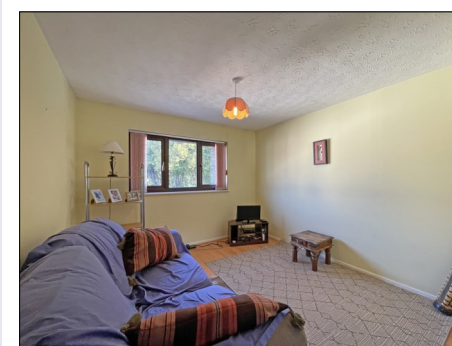
Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

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.

PLYMOUTH
HOMES ESTATE AGENTS



CENTRALLY LOCATED
SECOND FLOOR FLAT
ONE BEDROOM
LIVING ROOM
PARK VIEWS
SECURE PARKING

26B Park View, Knighton Road,
St Judes, Plymouth, PL4 9BY

We feel you may buy this property because...
'Of the prime central location.'

£100,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
76	82

Very energy efficient - lower running costs
(92+) 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 & Wales EU Directive 2002/91/EC
WWW.EPC4U.COM

Number of Bedrooms

One Bedroom

Property Construction

Cavity Brick Walls

Heating System

Electric Heating

Water Meter

Yes

Parking

Allocated Parking Space

Outside Space

None

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: £3,000

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

What3words Location

///decent.lift.fallen

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Medium Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 100Mbps

Introducing...

This second floor flat is located within a prime central location and lies within close proximity of nearby parkland. Located on the second floor, the accommodation offers living room, kitchen, double bedroom and shower room. Further benefits include double glazing, electric heating and externally there is access to a secure residents parking area with a numbered space.

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

Entry is via a secure, communal main entrance opening into a communal hallway. A secure door gives access to the rear parking area and stairs rise to the second-floor landing and a private door into flat 26b into the lobby.

SECOND FLOOR**LOBBY**

With electric heater, wood effect laminate flooring, wall mounted entry phone, door opening into the hall.

HALL

With wood effect laminate flooring, access to the loft space, built in storage cupboard.

KITCHEN**4.60m (15'1") x 2.26m (7'5") max**

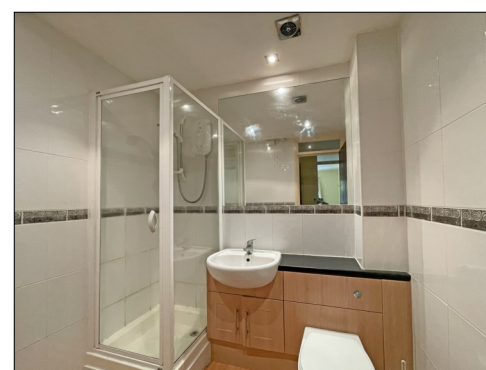
Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer, washing machine and cooker, double glazed window to the rear, electric storage heater, wood effect laminate flooring, open plan into the living room.

LIVING ROOM**3.30m (10'10") x 3.11m (10'2")**

With double glazed window to the front with views towards parkland, wood effect laminate flooring.

BEDROOM 1**3.30m (10'10") x 2.44m (8')**

A double bedroom with double glazed window to the front with views towards parkland, built in wardrobes, electric storage heater.

**SHOWER ROOM****2.10m (6'10") x 1.83m (6')**

Fitted with a three-piece suite comprising shower cubicle with fitted electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, wall mounted mirror, tiled splashbacks, wood effect laminate flooring.

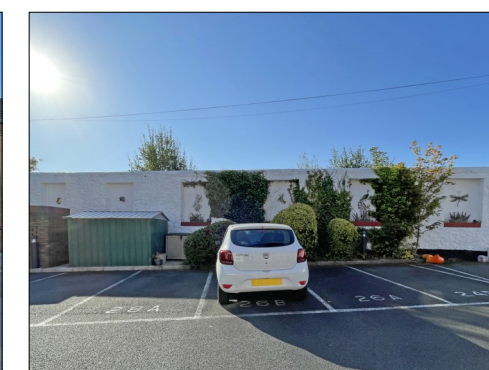
OUTSIDE:

The property benefits from secure residents parking, accessed via electric gates to the front of the development. The property benefits from a numbered space within this area and has access to a bin store and secure communal rear access to the building.

LEASEHOLD

The term of the lease for this property is 999 years from 1989. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £50 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments/service charge is approximately £660 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.

**Second Floor**
Approx. 38.9 sq. metres (418.7 sq. feet)