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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

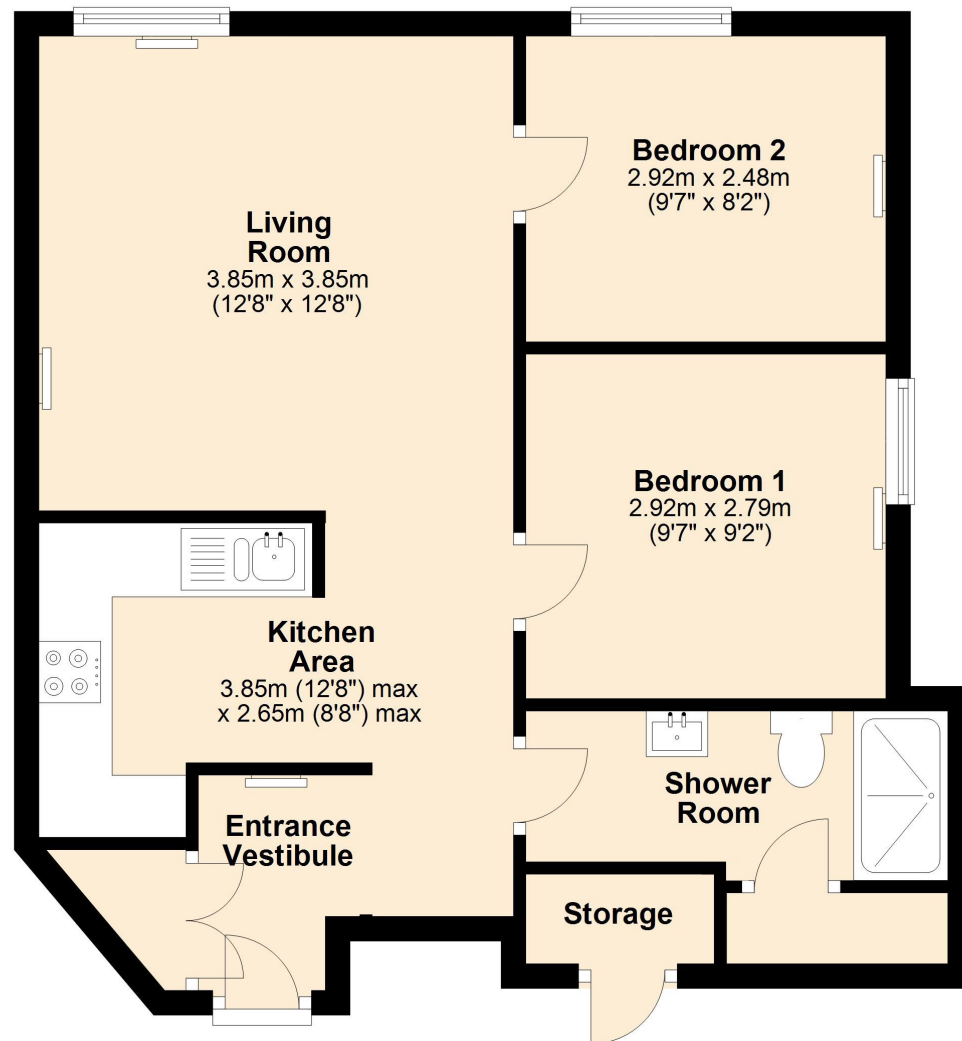
Our Property Reference:

01/K/24 5586

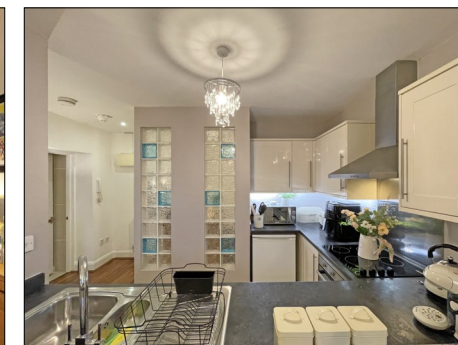
Floor Plans...

Ground Floor

Approx. 52.0 sq. metres (559.4 sq. feet)



PLYMOUTH
HOMES ESTATE AGENTS



**Flat 1A Evans Court, The Millfields,
Plymouth, PL1 3TP**

**BEAUTIFULLY PRESENTED
HISTORIC LOCATION
TWO BEDROOMS
OPEN PLAN LIVING ROOM
TWO PARKING SPACES
COMMUNAL GROUNDS**

We feel you may buy this property because...
'Of the beautiful, historic location and well-presented accommodation.'

£220,000

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
59	70

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

www.plymouthhomes.co.uk

Number of Bedrooms

Two Bedrooms

Property Construction

Solid Stone Walls

Heating System

Electric Heating

Water Meter

Yes

Parking

Two Parking Spaces

Outside Space

Communal Gardens

Council Tax Band

B

Council Tax Cost 2024/2025

Full Cost: £1,722.68

Single Person: £1,292.01

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £6,600

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

What3words Location

///early.tight.precautions

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

This beautifully presented, ground floor flat is located within the historic Millfields development, with its prime central location and 24hr gated security. Internally the accommodation is approached via an attractive, communal colonnade with granite columns. Once inside, the apartment offers a beautiful open plan living space which also accesses a modern fitted kitchen, there are two double bedrooms and a modern shower room. Further benefits include central heating, two useful storage cupboards, two allocated parking spaces and access to the beautiful communal grounds of The Millfields. Plymouth Homes advise an early viewing to fully appreciate the accommodation and surroundings of this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a communal main entrance which opens to a feature colonnade. The colonnade has been recently refurbished and offers seating space for residents, feature granite pillars, lift service to all floors, access to the lovely communal grounds and the parking area. From the colonnade a door opens to an internal hallway which accesses a private storage cupboard for the apartment and a corridor with private access into apartment 1a and the entrance vestibule.

ENTRANCE VESTIBULE

With radiator, wood flooring, recessed ceiling spotlights, built in storage cupboard, glass block wall to the kitchen, open plan into the living area.

OPEN PLAN LIVING AREA

KITCHEN AREA

3.85m (12'8") max x 2.65m (8'8") max

Fitted with a 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, space for fridge, fitted electric oven and four ring electric hob with stainless steel cooker hood above, open plan to the living room with granite plinth.

LIVING ROOM

3.85m (12'8") x 3.85m (12'8")

A lovely reception space with high ceiling, single glazed sash window to the front, two radiators, wooden flooring, wall lights.



BEDROOM 1

2.92m (9'7") x 2.79m (9'2")

A double bedroom with sash window to the side, radiator.

BEDROOM 2

2.92m (9'7") x 2.48m (8'2")

A second double bedroom with sash window to the front, radiator.

SHOWER ROOM

Fitted with a modern three-piece white suite comprising recessed double shower enclosure with fitted rainfall shower above and separate hand shower attachment, vanity wash hand basin with cupboard storage below, low-level WC, radiator/towel rail, extractor fan, wall mounted mirror with inset light and shaver point, tiled flooring, recessed ceiling spotlights, built in storage cupboard with plumbing for washing machine.

OUTSIDE:

The property benefits from the use of the well-maintained communal grounds and the 24hr staffed security entrance.

From the rear of the building there is access to a communal cellar area for the residents of Evans Court. The cellar measures **2.88 (9'5") x 12.70m (41'8")** and is ideal for general storage or bicycles.

THE MILLFIELDS

'The Millfields' is set within the landscaped grounds on the former site of the Royal Naval Hospital. Built in 1762 the historic buildings were later converted in the 1990's for residential use. The grounds are surrounded by the original hospital wall which provides a secure gated

environment for residents with 24hr security. Once inside, the estate also enjoys well maintained communal spaces.

PARKING

We're informed the property boasts two allocated parking spaces.

LEASEHOLD

The term of the lease for this property is 999 years from 2006. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is peppercorn. We have also been verbally informed by the seller, at the time of listing the property, that their annual service charges are approximately £2,169.34 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

The seller informs us that the property is Grade II* listed.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

