



Asking Price £130,000

Novahomes are delighted to present for sale this well presented first floor apartment on the outskirts of the regeneration area. This lovely home would make an excellent first time purchase or rental property, with accommodation comprising entrance hallway, modern kitchen/dining room, lounge with its own private balcony, two well proportioned double bedrooms, bathroom and separate wc.. Other benefits include gas central heating, large storage/utility cupboard, PVCu glazing, one allocated parking space an external storage cupboard and within walking distance to excellent local amenities, the city centre and the prestigious Royal William Yard this apartment benefits from having no onward chain and an internal viewing is highly recommended.

Raglan Road, Devonport, PL1 4NQ

ENTRANCE HALL

Three built in storage cupboards, door to:

LOUNGE

3.81m (12` 6") x 3.59m (11` 9")

UPVC double glazed window to the rear, double radiator, uPVC double glazed door to the rear opening onto the enclosed balcony.

KITCHEN/DINING ROOM

3.59m (11` 9") x 3.73 (12` 3")

Fitted with a matching range of base and eye level units with worktop space over with oak, 1+1/2 bowl stainless steel sink unit with mixer tap and single drainer, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring ceramic hob with cooker hood over, uPVC double glazed window to the front, double radiator, wall mounted gas combination boiler serving heating system and domestic hot water.

BEDROOM 1

3.81m (12` 6") x 2.90m (9` 6")

UPVC double glazed window to the rear, built in double wardrobe, double radiator.

BEDROOM 2

2.90m (9` 6") x 2.00m (6` 7")

UPVC double glazed window to the front, built in double wardrobe, double radiator.

BATHROOM

Fitted with two-piece suite comprising panelled bath with electric shower above, vanity wash hand basin with cupboards under, tiled splashbacks, double radiator.

SEPARATE WC

Fitted with low-level WC.

OUTSIDE

The property benefits from surrounding communal gardens within the development which is open to the public. There is also an allocated parking space for one vehicle at the property.

Lease Details - The term of the lease for this property is 999 years from 1st January 2005. This information was gathered from the information held on the Property Register by the Land Registry.

Ground Rent

Kirsch Securities £175.00 per annum.

Paid half yearly £125.00 June and £50.00 December

Maintenance Charges

Scanlans Property Management - £2000 per annum

Paid half yearly £1,000 June and £1,000 in December

Agents Note: Please note that this property is Non-Standard Construction and check with your Mortgage Provider to see if they will lend on the property.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

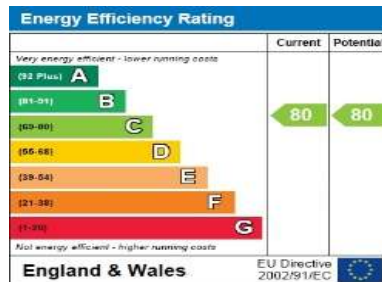




Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

