



Asking Price £195,000

A stunning one bed ground floor apartment situated on the sought after waterside development.

The property enjoys a southerly aspect with the added advantage of views over to Cornwall.

Inside the finish is exceptional throughout, making it an ideal base to enjoy the superb local facilities including Plymouth Hoe. Accommodation comprises: lounge/diner, fitted kitchen, inner hall, with utility cupboard, double bedroom and modern bathroom. Allocated parking is provided at the front. Novahomes highly recommend an early viewing to avoid disappointment.

Kingdom Street, Stonehouse, PL1 3GJ

Own Entrance Semi glazed door to:

Lounge

4.81m (15`9`) by 3.47m (11`5`)

Radiator. Hardwood flooring. Double glazed window to the front aspect with views over the harbour. Opens into the kitchen. Door to the inner hall.

Kitchen

2.4m (7`11`) by 2.31m (7`7`)

Matching range of base and eye level storage cupboards with laminate worktops. Inset stainless steel sink and single drainer with mixer taps. Built in oven and induction hob with extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Wooden flooring.

Inner Hall

Built in double storage cupboard with plumbed and fitted washing machine.

Bedroom 1

3.4m (11`2`) by 3.09m (10`2`)

Measurements taken to include the fitted wardrobes. Double glazed window to the front aspect. Radiator.

Bathroom

2.3m (7`7`) by 1.69m (5`7`)

Suite in white comprising: bath with separate shower unit over, wash hand basin and low flush WC. Tiled splashbacks and tiled floor. Heated towel rail. Recess storage shelves.

Front Garden

At the front is a southerly facing, paved seating area with partial views over the harbour looking towards Cornwall.

Parking

At the front of the property is allocated parking bay and a path.

Lease Information provided by the vendor:

Term 245 years

Ground Rent: £150 Per Annum

Service Charge: £1,213 Per Annum

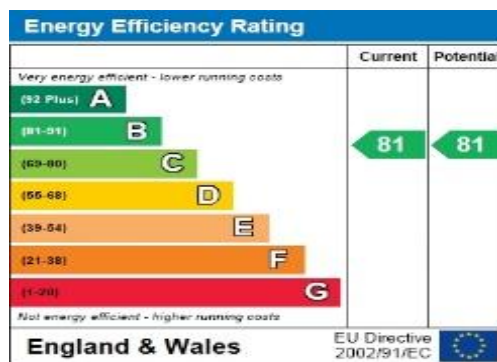
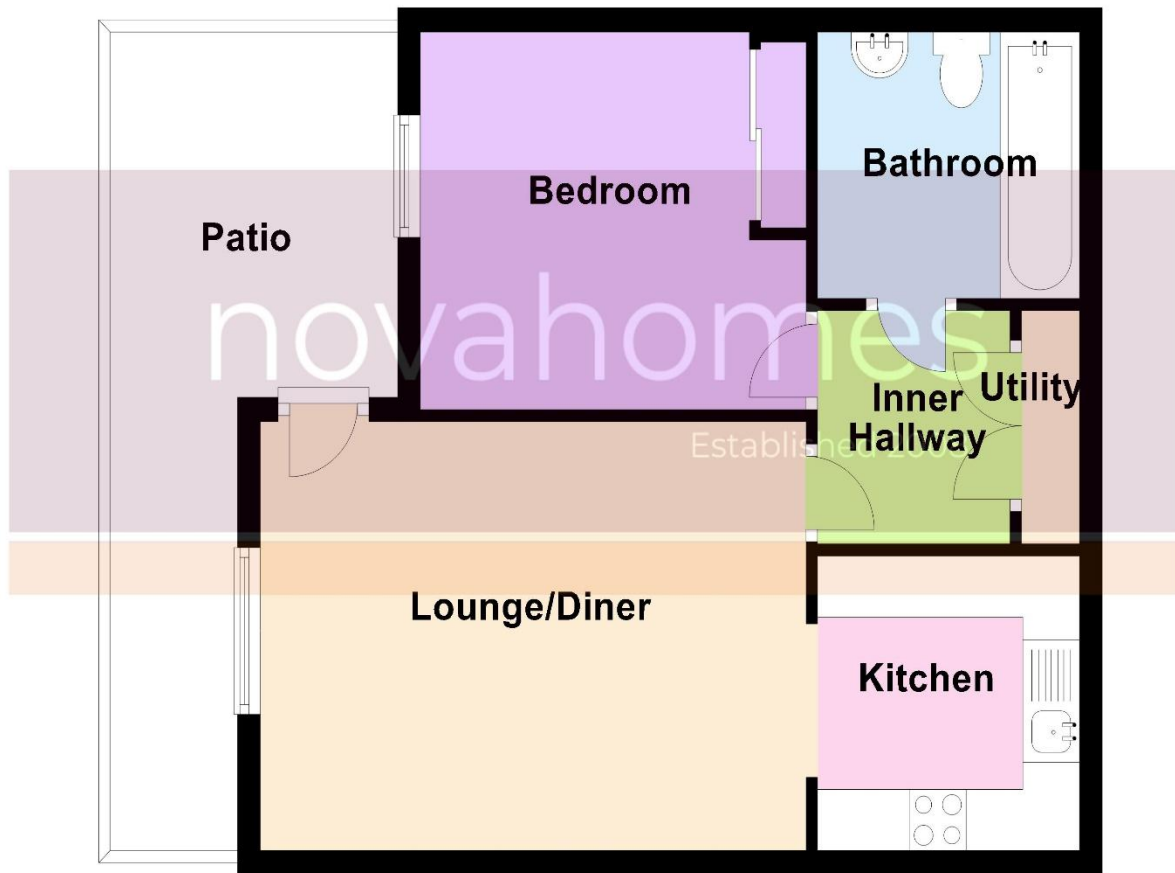
Viewing Arrangements

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





Ground Floor



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.



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CONTRACT

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**NO SALE
NO FEE**

