

Asking Price £136,950

This well-presented first floor flat, located in a quiet and central residential street in Prince Rock, Plymouth. An ideal first step on the property ladder or a smart rental investment, this home boasts bright, airy interiors and a surprising amount of space. Internally, the property features a generous lounge with bay window, a spacious kitchen/diner with ample room to dine and entertain, two bedrooms, and a modern bathroom. The double glazing throughout is uPVC, and heating is supplied via electric wall-mounted units. Situated close to local schools, parks and excellent amenities, this home is ideally placed for easy access to Plymouth city centre and the A38. With shared freehold ownership, there are no additional maintenance or ground rent charges, making it a particularly attractive buy for first time purchasers or young professionals. With pleasant proportions, a functional layout, and well-maintained décor, viewing is highly recommended to appreciate the comfort, location and value offered. View to discover its buying potential

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Cotehele Avenue, Prince Rock, PL4 9NG

Top Floor

UPVC double glazed door to:

Communal Hallway

Private entrance to the flat with stairs rising to the first floor:

Landing

Access to loft space with ladder and power, built in storage cupboard housing the water tank, door to:

Lounge

4.37m (14` 4") into bay x 3.32m (10` 11")

UPVC double glazed bay window to the front, wall mounted electric fireplace with wooden surround, electric storage heater.

Kitchen/Diner

5.06m (16` 7") max x 3.33m (10` 11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to the side, electric heater, uPVC double glazed door to the rear with steps descending to the shared enclosed courtyard.

Bedroom 1

3.58m (11` 9") x 3.20m (10` 6")

UPVC double glazed window to the rear, electric heater.

Bedroom 2

2.00m (6` 7") x 1.61m (5` 3")

UPVC double glazed window to the front, electric heater.

Bathroom

Fitted with three piece comprising panelled bath with fitted electric shower, pedestal wash hand basin above and low-level WC, tiled splashbacks, UPVC obscure double glazed window to the side.

Outside

At the rear of the property there lies a shared and full enclosed south facing courtyard garden with wooden courtesy gate and a metal roller door which provides access to the rear service lane.

Lease

This is a reverse freehold property with a lease of more than 960 years remaining. There are zero service charges or ground rents to pay.

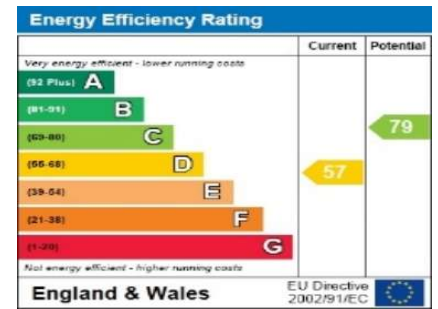
Viewing Arrangements

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.

