



St. Marys Close, Plymouth PL7 4QJ

welcome to

St. Marys Close, Plymouth

***** NO CHAIN *****

A fantastic opportunity to purchase this FIRST FLOOR, TWO BEDROOM purpose built flat, with PARKING, a communal GARDEN and to be sold with NO CHAIN. The flat will have a LEASE EXTENSION upon completion. Call Fox & Sons today to arrange your viewing!



Entrance Hallway

Access to both bedrooms and bathroom with loft access.

Lounge

Double glazed window to front elevation, radiator and access to the kitchen.

Kitchen

White wall and base units with worktops, space for a washing machine and undercounter fridge, integrated electric oven with gas hob with a double glazed window to front elevation.

Bedroom 1

Double glazed window to rear elevation and radiator.

Bedroom 2

Double glazed window to rear elevation and radiator.

Bathroom

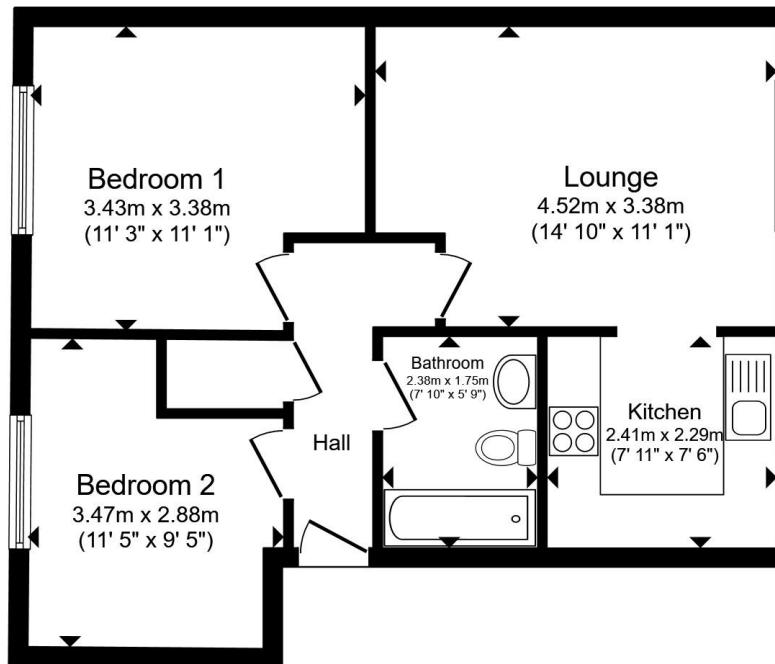
A part paneled bathroom with a bath and shower, WC and pedestal sink.

Communal Garden

An enclosed lawned communal garden to the left hand side of the building.

Parking

The flat benefits from an allocated parking space and shared visitor parking.



Total floor area 52.1 m² (561 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

St. Marys Close, Plymouth

- Lease Extension On Completion - call to find out more
- First Floor Flat
- Two Bedrooms
- Communal Garden
- Close Proximity To Shops & St Marys Park

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£135,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
PYP104493 - 0003



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