Flat 11 Brownstone Lodge, 1a Bainbridge Avenue, Hartley, Plymouth, Devon, PL3 5QF

LANG TOWN & COUNTRY SALES

Offers Over £200,000

Nestled in the highly sought-after area of Hartley, this exceptional two-bedroom first floor apartment offers bright and spacious living throughout.

The property is accessed via either a lift or a communal staircase with only two apartments on each floor.

Step inside and you're welcomed by a central hallway that creates a natural flow through this well-planned two-bedroom apartment. To the front of the property, the spacious lounge/diner is undoubtedly the heart of the home. Measuring over 22 feet in length, this bright and versatile living space offers ample room for both comfortable seating and a generous dining area, while the attractive bay window fills the room with natural light, creating an inviting setting for relaxing or entertaining.

Just off the hallway, the separate kitchen is thoughtfully arranged to maximise workspace and storage, providing a practical layout for everyday cooking while remaining conveniently connected to the living accommodation.

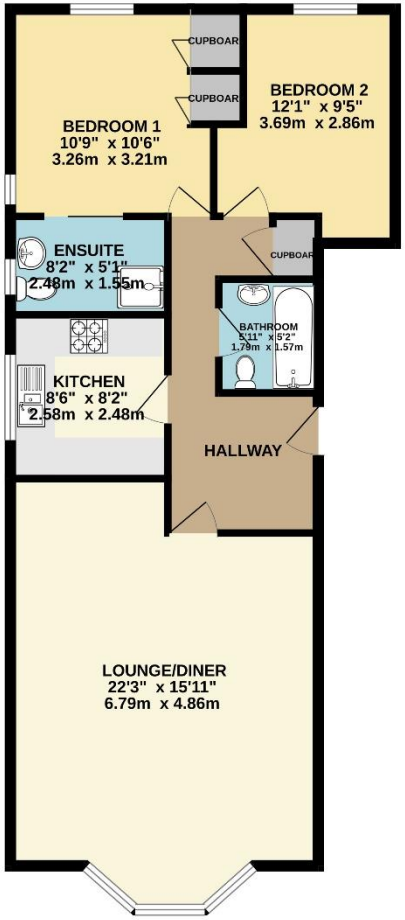
The apartment's accommodation is cleverly separated from the living areas, creating a sense of privacy. Bedroom One is a comfortable double room featuring built-in wardrobes and the added luxury of an en-suite shower room, making it an ideal principal bedroom. Bedroom Two is another well-proportioned double bedroom, also benefiting from built-in storage, making it equally suitable as a guest room, home office or additional sleeping accommodation.

Completing the internal layout is a modern family bathroom, conveniently positioned off the hallway, alongside a useful storage cupboard that helps keep the home organised. The apartment benefits from 1 allocated parking space in the residents car parking area.

Offering approximately 768 sq. ft. of well-balanced accommodation, this apartment combines generous room proportions with practical design. With two double bedrooms, two bathrooms, allocated parking, excellent built-in storage and a spacious lounge/diner, it is ideally suited to first-time buyers, downsizers or investors seeking a comfortable and functional home.

We understand from a recent apartment sale in the building, that the apartment is held on Lease with approx 971 years remaining. The apartment is subject to a service charge of approximately £1,095.94 per 6 months and an annual ground rent of approximately £50.00 PA, but this is subject to change. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on 01752 256000



TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.

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