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Monday-Friday

9.15am-5.30pm

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9.00am-4.00pm

(Central Plymouth Office Only)

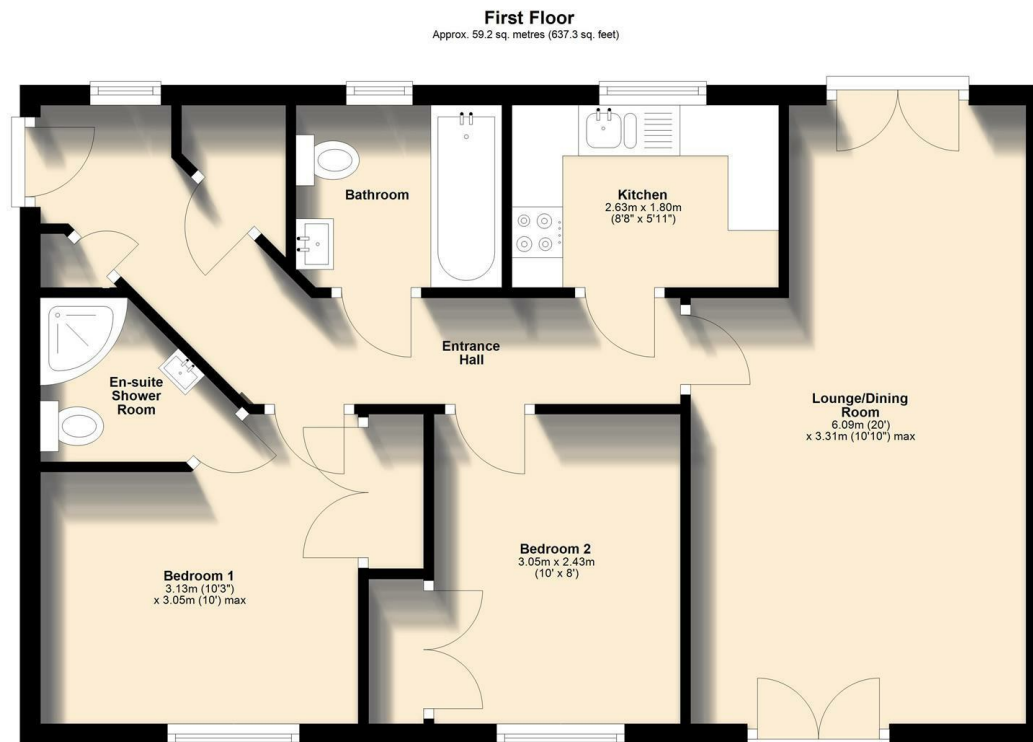
Our Property

Reference:

19684693

Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30 - £100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these



PLYMOUTH  
**HOMES** ESTATE AGENTS



- TWO DOUBLE BEDROOMS
- GREATLY IMPROVED INTERIOR
  - JULIETTE BALCONIES
- IMMACULATEDLY PRESENTED
- RE-FITTED BATH AND SHOWER ROOM
  - ALLOCATED PARKING
  - COMMUNAL GARDENS
  - EPC BAND C

72 Echo Crescent, Manadon Park,  
Plymouth, PL5 3UQ

We feel you may buy this property because....

'This particularly well presented first floor apartment is positioned in a favoured location and has been greatly improved by the current owner'

£155,000

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Number of Bedrooms

2

## Property Construction

[Add text here](#)

## Heating System

[Add text here](#)

## Water Meter

[Add text here](#)

## Parking

[Add text here](#)

## Outside Space

[Add text here](#)

## Council Tax Band

## Council Tax Cost 2021/2022

Full Cost: [Add text here](#)

Single Person: [Add text here](#)

## Stamp Duty Liability

First Time Buyer: [Add text here](#)

Main Residence: [Add text here](#)

Second Home of  
Investment Property: [Add text here](#)

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	80

EU Directive 2002/91/EC

## Introducing

This immaculately presented first floor apartment is positioned in attractive communal gardens and is offered for sale with no onward chain. The improved accommodation comprises: communal entrance hall, hallway, lounge/dining room, kitchen, two double bedrooms (both with built in wardrobes) an en-suite shower room and separate bathroom. The property also benefits from an allocated parking space. Recent improvements carried out by the current owner include: a new boiler (2020), new carpets (2024), re-fitted bathroom and en-suite shower room (2024), resprayed kitchen and replacement hob, oven and cooker hood (2023/2024) and plug sockets and light switched upgraded to polished chrome (2024). In addition, the property was redecorated in 2024, making this property an ideal first time buyer or investment buy.

## The Accommodation Comprises...

### GROUND FLOOR

A communal front door with an intercom to flat 72 opens to:

### COMMUNAL HALLWAY

Well-kept carpeted hallway with stairs rising to the:

### FIRST FLOOR

A private door opens to No. 72.

### ENTRANCE HALL

Double glazed window to the rear, radiator, intercom.

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Double glazed window to the rear, radiator, intercom.

### LOUNGE/DINING ROOM

19'11" x 10'10" max

Two radiators, twin opening double glazed double doors with Juliette balconies to the front and rear.

### KITCHEN

8'7" x 5'10"

Fitted with a matching range of base and eye level units with worktop space above, wine rack, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven with a four ring gas hob and cooker hood above, double glazed window to the rear, recessed spotlights, concealed gas combination boiler serving the heating system and domestic hot water, plinth heater.

### BEDROOM 1

10'3" x 10'0" max

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



### EN-SUITE SHOWER ROOM

Modern suite comprising a tiled shower cubicle, vanity wash hand basin, low-level WC, part tiled walls, heated towel rail, extractor fan.

### BEDROOM 2

10'0" x 7'11"

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

### BATHROOM

Suite comprising a panelled bath with thermostatic controlled overhead rain shower (plus additional handheld shower) and screen, vanity wash hand basin, low-level WC, part tiled walls, heated towel rail, extractor fan, shaver point, frosted double glazed window to the rear, recessed spotlights.

### OUTSIDE

72 Echo Crescent is positioned in attractive and well tended communal gardens

### PARKING

The property benefits from an allocated parking space.

### LEASE DETAILS

The term of the lease for this property is 125 years from 2007. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £150 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £2,100 per annum. This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.

