Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



291 Granby Way

Devonport, Plymouth, PL1 4ND

Offers In Excess Of £100,000

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Modern purpose-built self-contained 2 bedroom flat situated on the 2nd floor (top) of a 3 storey building. Understood to have been constructed circa 1970s/1980s. Brick, block & stud-work. uPVC double-glazing circa early 2000s. Gas fired central heating with Main Mersey boiler. Well-proportioned accommodation including a spacious lounge dining room, a good sized kitchen with views towards the River Tamar & beyond in the distance. 2 generous sized double bedrooms, bathroom, a separate wc & a useful store room. Vacant. No onward chain.







GRANBY WAY, DEVONPORT, PLYMOUTH, PL1 4ND
SOLD AS SEEN.

SUMMARY
Modern purpose-built self-contained 2 bedroom flat situated on the 2nd floor (top) of a 3 storey building. Understood to have been constructed circa 1970s/1980s. Brick, lock & stud-work. uPVC double-glazing which is thought to have been understated in the early 2000s. Gas fired central heating with Main Mersey boiler. Well-proportioned accommodation including a spacious lounge dining room, a good sized kitchen with views towards the River Tamar & beyond in the distance. 2 generous sized double bedrooms, bathroom, a separate wc & a useful store room. Vacant. No onward chain.

LOCATION
Found in Devonport, a mixed residential & commercial area. Close to Devonport Docks. A couple of miles from Plymouth City Centre.

ACCOMMODATION

HALL
Staircase rises to the:

SECOND FLOOR

LANDING
Communal with access to:

APARTMENT 291, GRANBY WAY

HALL
Long & central hall, giving access to all rooms.

LOUNGE/DINING ROOM 18'4 x 10'7 overall (5.59m x 3.23m overall)
Window. Feature fireplace. Range of fitted cupboard & drawer storage along 1 wall. 2 ceiling lights both with fans.

KITCHEN 10'6 x 8'9 (3.20m x 2.67m)
Window with long views towards the River Tamar & Cornwall in the distance. Range of fitted cupboard & drawer storage. Stainless steel one-&-a-half bowl sink. Space & plumbing for washing machine. Space for other white goods. Fitted Electrolux oven.

BEDROOM ONE 15'1 x 9'3 (4.60m x 2.82m)
Window. Built-in bedroom furniture. Ceiling light with fan.

BEDROOM TWO 15'9 x 7'10 (4.80m x 2.39m)
Window.

STORE ROOM 7'8 x 4'9 (2.34m x 1.45m)
Houses the electric meter & consumer unit.

WC 7'8 x 2'9 (2.34m x 0.84m)
White wc.

BATHROOM 6'5 x 5'9 (1.96m x 1.75m)
'L-shaped'. Window. White suite with 'P-shaped' panelled bath. Wash-hand basin.

AIRING CUPBOARD
Housing the Main Mersey super gas boiler servicing the central heating & domestic hot water.

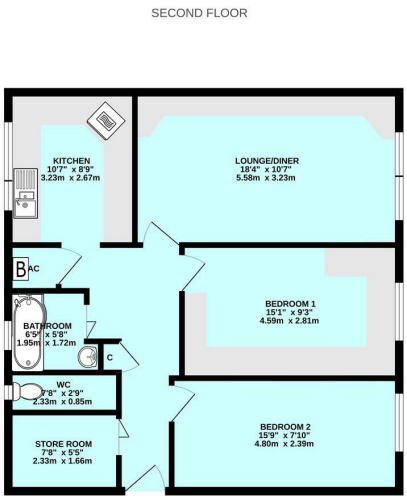
EXTERNALLY
Communal grounds including a bin store, parking area & clothes drying area.

TENURE
Leasehold. Original term of 125 years, under-leased from 3 May 1993, expiring on 1 July 2115. Ground rent £10 per annum. Service charge £1,500pa payable to PCH, which covers maintenance, communal utilities/faculties, cleaning, building insurance etc.

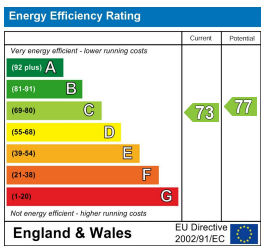
Area Map

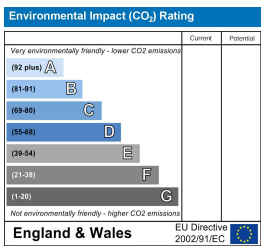


Floor Plans



Energy Efficiency Graph





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