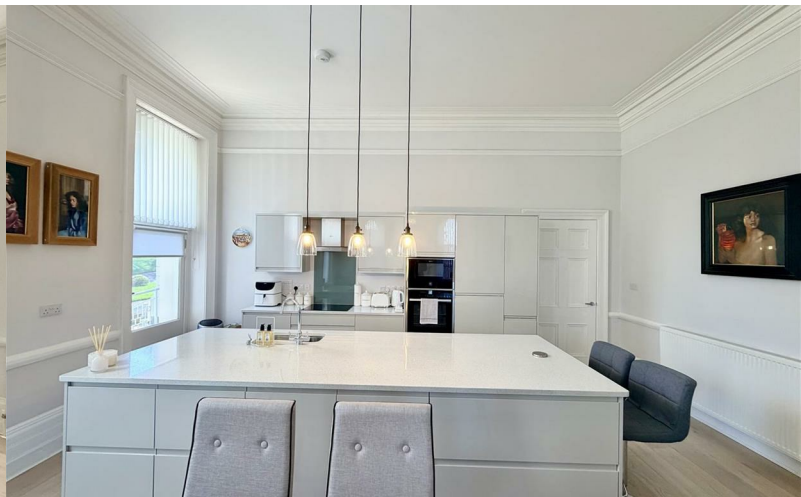




## Flat 1, 44 Eggbuckland Road

Hartley, Plymouth, PL3 5DQ

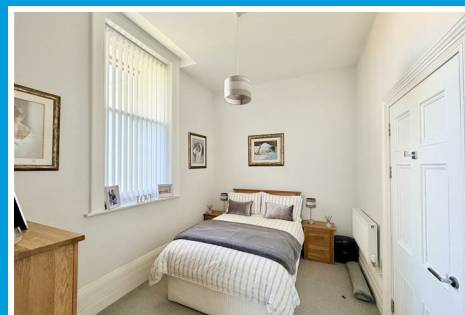
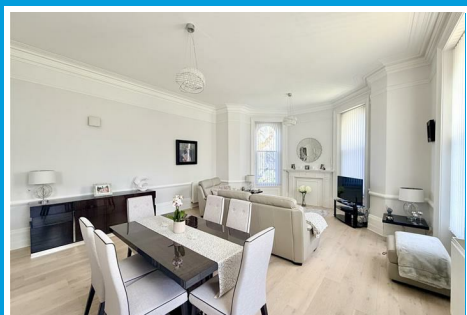
£385,000



# Flat 1, 44 Eggbuckland Road

Hartley, Plymouth, PL3 5DQ

£385,000



## PEARN HOUSE, EGGBUCKLAND ROAD, HARTLEY, PL3 5DQ

### LOCATION

Found in the popular, established, residential area of Hartley/Mannamead within a friendly neighbourhood. An excellent range of local services & amenities for day-to-day needs found nearby in Higher Compton, Hartley & Mannamead. The position is highly convenient for access into the city & close by connection to major routes in other directions with bus services nearby.

### PEARN HOUSE

'Pearn House' is a beautiful Grade II listed building sympathetically arranged over 2 storeys, to create fabulous accommodation with an allocated parking space for each apartment. Set within mature walled gardens & communal landscaped grounds. There is an age restriction of 55 and over for the residents.

### ACCOMMODATION

Entrance via communal twin wooden doors which open into the communal entrance porch.

### COMMUNAL ENTRANCE PORCH

Decorative tiles to one wall to dado height. A courtesy access out to the front path. Twin wooden doors open into the grand communal hallway of the building. A door enters into apartment one on the ground floor.

### APARTMENT ONE

A incredible light & airy 2 bedroom apartment with a fabulous blend of period features & high ceilings offering luxury throughout. The apartment retains the grandeur flowing through from this iconic building with a unique layout of a high gloss integrated open-plan

kitchen/living room/dining room, 2 great-sized double bedrooms, a beautifully finished bathroom & en-suite. The benefit of an entry phone system, gas central heating, privacy film on the windows & an allocated private parking space with ample visitor parking spaces close by.

### ENTRANCE HALL

11'5" x 8'6" (3.49m x 2.6m)

Wall mounted video entry system. Dado rail. Covings. Pear wood flooring. Decorative wood panelling to dado height. Doors open into the fabulous open-plan room incorporating the lounge/kitchen/diner & bedroom two. A square arch opens into the inner hallway.

### INNER HALLWAY

4'6" x 4'4" (1.39m x 1.33m)

Further doors lead through to the family bathroom & master bedroom suite. Twin doors open into the utility cupboard which has plumbing for a washing machine with wall mounted units, one concealing the combination boiler.

### OPEN-PLAN LOUNGE/KITCHEN/DINER

32'3" x 18'9" (9.84m x 5.73m)

A stunning open-plan room with impressive high ceilings & covings, dual aspect with 2 sash-style windows to the front, 2 to the side & a wooden door opening to the private covered veranda. There are attractive matching base & wall mounted units with a matching central island having fitted drawers & cupboards below. An inset 1.5 bowl sink unit with mixer tap & drain lines fitted. A Neff oven & Neff microwave, integrated fridge/freezer. Roll edge quartz worktops have inset Neff induction hob with Neff hood over. Wood effect flooring. Ample space for a dining table & lounge area with sofas & arm chairs. A decorative fireplace to one wall.

## MASTER BEDROOM

11'8" x 9'6" (3.56m x 2.9m)

A single-glazed sash style window to the side. A door opens into the beautiful en-suite.

## EN-SUITE

10'2" x 7'2" (3.12m x 2.2m)

The stunning en-suite comprising a twin walk-in shower with both rainfall & handheld shower heads, close coupled wc & wash hand basin inset into white high gloss vanity storage cupboards below. Chrome heated towel rail. Part-tiled walls. Triple aspect with obscured single-glazed windows to the front, side & rear. Tiled floor. Ceiling spotlights. Extractor fan.

## BEDROOM TWO

13'3" x 11'8" (4.06m x 3.58m)

A single-glazed sash style window to the front. Covings.

## BATHROOM

11'8" x 9'6" (3.56m x 2.9m)

An attractive matching suite of a free standing bath, close coupled wc, pedestal wash hand basin inset into white high gloss vanity storage cupboards below. Chrome heated towel rail. Part-tiled walls to dado

height. Tiled floor. Obscured single-glazed window to the rear. Ceiling spotlights.

## OUTSIDE

### PARKING

A private allocated car parking space for Flat 1 located on the right hand side as you enter the development. There is ample visitor car parking available close by.

### GARDENS

The residents have usage of the communal gardens to enjoy.

### TENURE

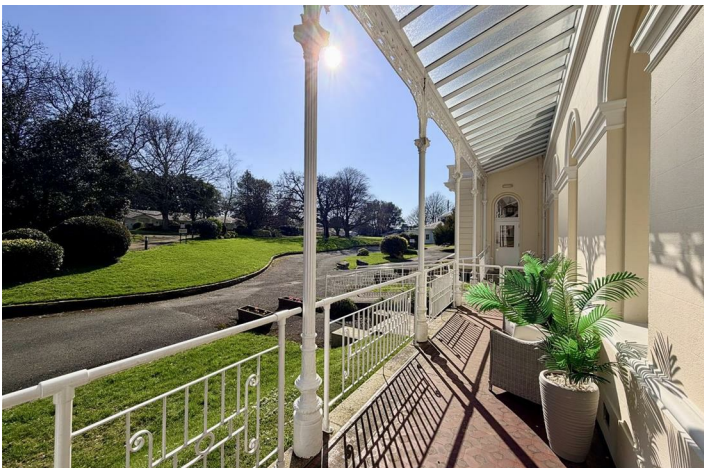
Leasehold with a share of the freehold with a term of 999 years from 01/07/2018 with circa 991 years remaining. The annual service charge is £3,155.64 at present payable to Tuffins Management Company.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



## Road Map



## Hybrid Map

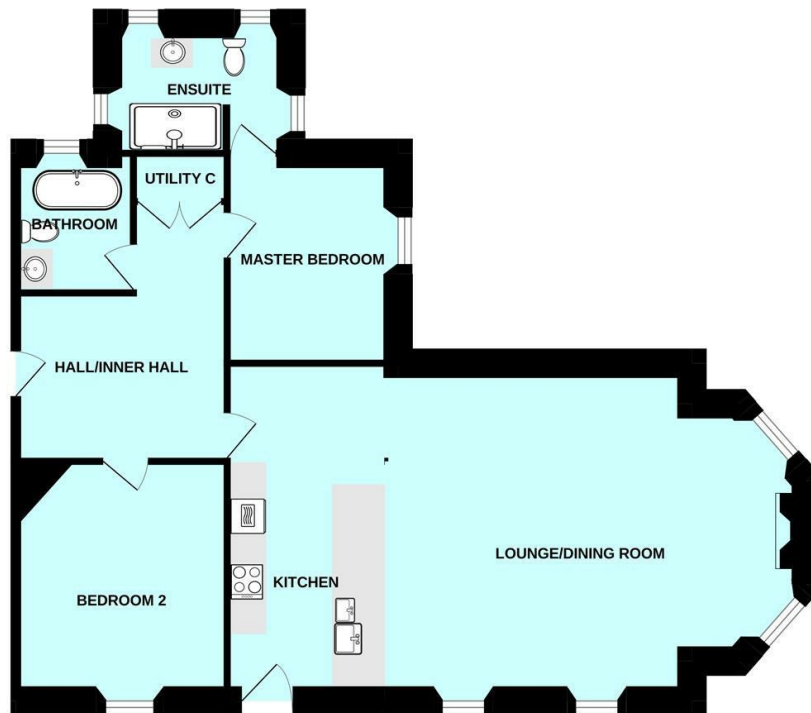


## Terrain Map



## Floor Plan

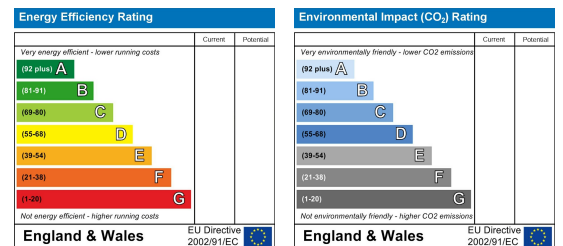
### GROUND FLOOR



## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.