

5 BORINGDON VILLAS

PLYMOUTH, PL7 4DY

OIEO: £140,000
LEASEHOLD

Situated close to Colebrook village and a short walk to the Ridgeway is this nicely decorated 2 bedroom first floor flat. Located on a private road with allocated parking a use of a communal garden this would make an ideal first time buy or someone looking to downsize. Further benefits include newly fitted kitchen and bathroom. An internal viewing is highly advised.



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- First Floor Flat
- 2 Bedrooms
- Newly Fitted Kitchen & Bathroom
- Allocated Parking
- Communal Garden
- Viewing Highly Advised
- 161 Years lease remaining
- Costs - £100 per month



Main Entrance:

via substantial wooden door into communal hallway.

Communal Hallway:

Stairs to first floor, post collection area and information notice board.

Flat Entrance:

via wooden door into:

Hallway:

Doors to all rooms:

Kitchen Area: 4.26m x 1.38m (13'11" x 4'6")

Wall and floor mounted modern contrasting units with square edge work tops and decorative splash back. Stainless steel drainer sink unit, built in oven with induction hob and extractor over and integrated slimline dishwasher. Open plan into:

Lounge: 4.26m x 3.28m (13'11" x 10'9")

uPVC double glazed window to the rear. Feature fireplace, radiator and open plan into kitchen.

Bedroom 2: 4.77m max descending to 3.57m x 2.42m (15'7" max descending to 11'8" x 7'11")

uPVC double glazed window to the rear and radiator.

Bathroom:

Suite comprising jacuzzi style bath with shower and glass screen, low flush W.C and wash basin with cupboards under. Tiling to splash back areas and to shower area.

Bedroom 1: 3.94m x 3.54m (12'11" x 11'7")

uPVC double glazed window to the rear, radiator, door to storage cupboard and further storage are over bathroom area.

Outside:

To the front of the property is a private road with one one allocated parking space and a few steps leading to to the communal entrance. To the rear is a communal tiered garden with some mature shrubs and bushes with a decked and stone chipped area. Further to the rear are further parking spaces on a first come first serve basis.

Additional Information:

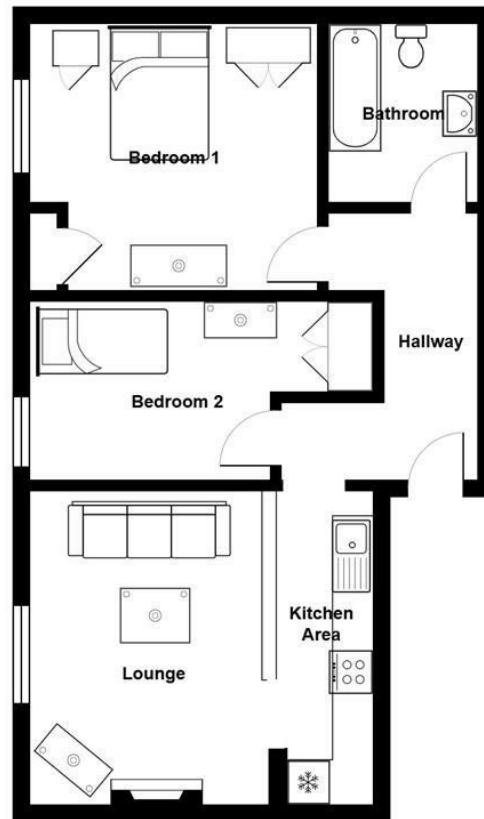
Council Tax - Band A - £1550.28

Parking - One allocated space

Lease details - 199 year from 1st Jan 1987 (161 remaining)

Management Charges - £100 a month - 1/5 share of Freehold


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Total Area: 58.3 m² ... 627 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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