



Asking Price £160,000

Offered to the market with no onward chain, this modern and immaculately presented ground floor apartment is ideal for first-time buyers, young professionals, or those looking for a low-maintenance buy-to-let investment. Located in a quiet residential cul-de-sac in the popular PL6 postcode area, the property enjoys its own private front entrance, an allocated parking space directly outside, and recent updates throughout including fresh décor and new carpets. Inside, the apartment offers a generous lounge with dual aspect windows, a modern fitted kitchen, two bedrooms including a main bedroom with en suite shower room, and a separate family bathroom. The kitchen includes an integrated gas hob and electric oven, and there's uPVC double glazing and gas central heating throughout. Positioned within easy reach of local amenities, transport links and Derriford Hospital, the home is ready to move straight into and represents a fantastic opportunity to purchase a well-maintained property in a desirable location.

Fleetwood Gardens, Southway, PL6 6FB

Entrance Hall

A welcoming private entrance from the front of the building opens into a spacious hallway, with neutral decor and a useful cupboard for coats, shoes or household storage. Doors lead to the main living areas and both bedrooms.

Lounge – 5.12m x 3.31m (16` 10" x 10` 11")

This bright and generous reception space is newly carpeted and freshly decorated in soft neutral tones. Twin uPVC double glazed windows provide a pleasant outlook to the front and draw in natural light. Ample space for both lounging and dining furniture, with two wall-mounted radiators and ceiling-mounted light points.

Kitchen – 3.01m x 1.86m (9` 11" x 6` 1")

Set just off the lounge via an open archway, the kitchen is fitted with a good range of light wood-effect wall and base cabinets with laminate worktops and tile-effect vinyl flooring. A stainless steel sink sits beneath a uPVC double glazed window overlooking the front. The kitchen includes an integrated gas hob and electric oven with extractor hood. Plumbing and space is available for additional freestanding appliances.

Bedroom One – 4.15m x 2.36m (13` 7" x 7` 9")

A well-proportioned double bedroom with uPVC double glazed window, radiator, fresh décor and new carpet. This room benefits from a private en suite shower room.

En Suite

Comprising a corner shower enclosure with glass door and electric shower unit, pedestal wash hand basin, low-level WC and vinyl flooring. A frosted window provides natural light and ventilation.

Bedroom Two – 2.81m x 2.11m (9` 3" x 6` 11")

A single bedroom or ideal home office, with uPVC double glazed window, radiator and new carpeting. Also freshly decorated in modern neutral tones.

Main Bathroom

A clean and modern family bathroom featuring a panelled bath with tiled surround, pedestal basin, WC, and frosted uPVC double glazed window. Heated towel rail, extractor fan and vinyl flooring.

Outside

The apartment is accessed via its own private front entrance. To the front is a numbered allocated parking space for one vehicle, with further visitor parking in the area.

Agents Note:

We have been informed by the owner that this is a reverse freehold property with no ground rent or service charges and the length of the lease is **982 years**.

Viewing Arrangements

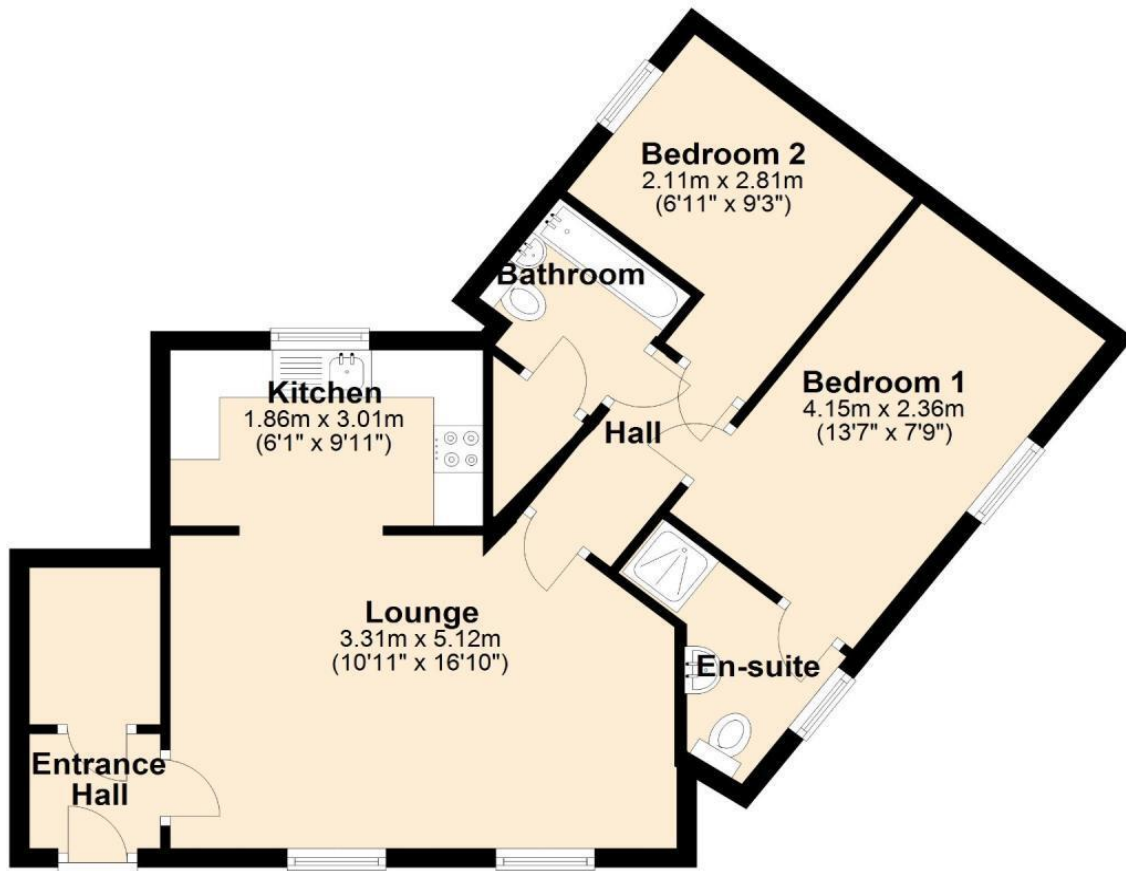
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



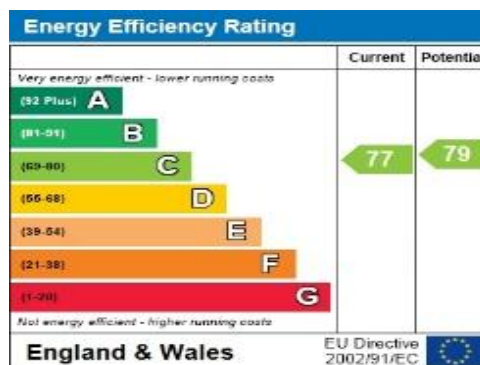


Ground Floor

Approx. 55.1 sq. metres (593.0 sq. feet)



Total area: approx. 55.1 sq. metres (593.0 sq. feet)



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%
FEE**

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CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

