



## Flat 6, 21 Sutherland Road

Mutley, Plymouth, PL4 6BW

**Offers In Excess Of £100,000**



Number 6 located on 2 upper levels enjoying far reaching views looking across the city to Cornwall in the distance. A maisonette with entrance level comprising a fitted kitchen with work surfaces, Beko 4 ring gas hob with Beko oven under, wall mounted Worcester gas fired boiler which services the central heating & domestic hot water. A spacious lounge/dining room with wide bay window & far reaching views. Staircase rises to the upper level. Here a landing giving access to a generous-sized double bedroom with far reaching views & a new fitted bathroom with bath, Triton electric shower over, wc & wash hand basin.



## SUTHERLAND ROAD, MUTLEY, PLYMOUTH, PL4 6BW

### ACCOMMODATION

21 Sutherland Road arranged on multiple levels & remodelled to provide 6 self contained flats. A small area to the front where bins are stored & to the rear a rectangular plot with communal garden, beyond this generous-sized parking for all flats.

### GROUND FLOOR/LOWER GROUND FLOOR

Staircases rising to the upper levels.

### FLAT 6

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**KITCHEN 11'6 x 10'9 maximum (I-shaped) (3.51m x 3.28m maximum (I-shaped))**

**LOUNGE/DINING ROOM 14'10 x 10'9 maximum (4.52m x 3.28m maximum)**

### UPPER LEVEL

**BEDROOM 12'9 x 11' maximum (3.89m x 3.35m maximum)**

**BATHROOM 9'9 x 4'7 (2.97m x 1.40m)**

### TENURE

Leasehold with a term of 999 years from December 1985. A ground rent of £100 per annum, paid twice yearly in advance. The management company is Hammond Properties. A management charge of £587.55 paid twice yearly.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: A

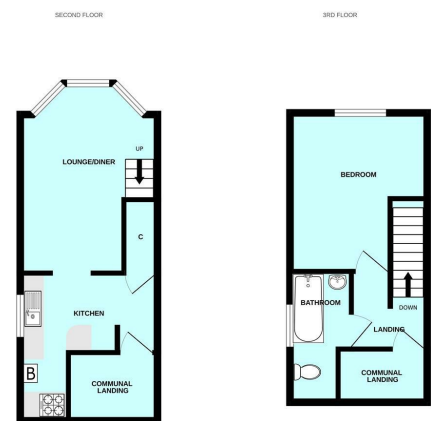
### SERVICES

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

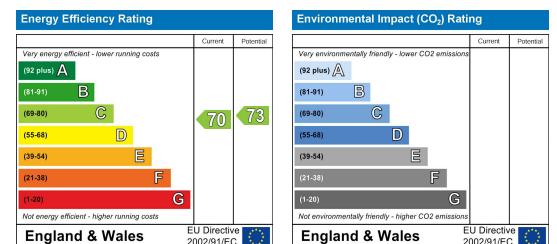
### Area Map



### Floor Plans



### Energy Efficiency Graph



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