



St. Marys Close,PLYMOUTH PL7 4QJ

welcome to

St. Marys Close, PLYMOUTH

*** NO CHAIN ***

A fantastic opportunity to purchase this one bedroom GROUND FLOOR flat, which REQUIRES MODERNISATION throughout making fantastic POTENTIAL to put your own stamp on this property. Located close to local SHOPS and PARKS, with the lease to be extended to 999 YEARS on



Entrance Hall

Doors to bedroom 1, bathroom and lounge with an electric heater.

Lounge

Double glazed window to front elevation, electric heater and archway to the kitchen.

Kitchen

Double glazed window to front elevation, wall and base units with space for a cooker, washing machine and fridge freezer.

Bedroom 1

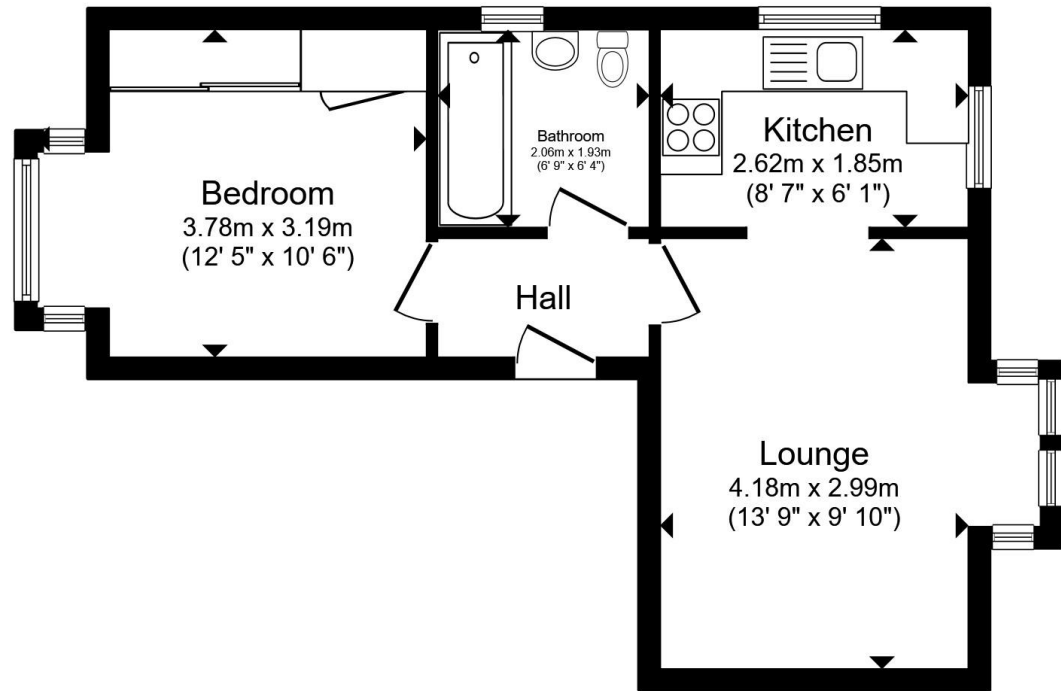
Double glazed window to rear elevation, electric heater, sliding mirror wardrobe and storage cupboard housing the water tank.

Bathroom

A bath with electric shower, pedestal sink, WC and double glazed obscure window to side elevation.

Parking

The property benefits from an allocated parking space to the front of the building.



Total floor area 37.6 m² (404 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

St. Marys Close, PLYMOUTH

- Ground Floor
- One Bedroom
- Modernisation Required
- Allocated Parking
- Close To Local Shops & Parks

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 1604.16

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 16 Sep 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP104647 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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