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£150,000 LEASEHOLD

A spacious one double bedroom ground floor flat boasting stunning waterside views, a sunny balcony, a two-tiered rear garden and no onward chain. Situated in the popular area of St. Budeaux, close to local amenities and excellent transport links.

GFF, WOLSELEY ROAD, ST. BUDEAUX, PLYMOUTH

EPC - C

The Property Ombudsman
rightmove.co.uk The UK's number one property website
Zoopla

PROPERTY DETAILS

A spacious and well-presented one double bedroom Ground Floor Flat with no onward chain, situated in the popular residential area of St. Budeaux. The accommodation comprises an entrance hall, generous lounge/dining room with feature fireplace, modern fitted kitchen, bathroom and spacious double bedroom with bay window. Externally, the property benefits from a sunny balcony enjoying outstanding views across Kinterbury Creek and Plymouth Sound, together with a two-tiered rear garden. Additionally the property benefits form gas central heating and double glazing throughout Conveniently located close to local shops, amenities and public transport links, with easy access to the A38 and Tamar Bridge.

COUNCIL TAX BAND – C

Communal entrance via glazed panelled door to;

COMMUNAL ENTRANCE PORCH
Private door to;

ENTRANCE HALL
Storage cupboard under stairs, door to;

LOUNGE/DINING ROOM
15’4 x 11’8 (4.7m x 3.6m)
Cast iron feature fireplace with inset living flame coal effect gas fire on raised hearth, panelled radiator, UPVC double glazed window to rear elevation, doorway to kitchen, further door to bathroom, and door to bedroom.

KITCHEN
8’8 x 7’5 (2.7m x 2.3m)
Well fitted with a range of white high gloss base and eye level storage cupboards with inset one and a half bowl, single drainer, stainless steel sink unit, integrated oven and four burner gas hob with glass splashback and extractor canopy over, space and plumbing for washing machine, space for fridge/freezer, UPVC double glazed window and matching door to balcony.

BATHROOM
7’5 x 7’5 (2.3m x 2.3m)
White suite comprising panelled bath with mixer tap and shower over with fully tiled surround and glazed shower screen, vanity wash hand basin, low level WC, heated towel rail, tiled flooring, opaque UPVC double glazed window to rear elevation.

BEDROOM
15’4 x 11’8 (4.7m x 3.6m)
Ornate fire surround, panelled radiator, UPVC double glazed bay window to front elevation.

OUTSIDE
Immediately to the rear of the property is a balcony with wrought iron balustrading, enjoying a sunny aspect, with outstanding views across Kinterbury Creek and Plymouth Sound beyond. To the rear of the property is a terraced gravelled garden on two levels, with communal access located on the side of the property.

ADDITIONAL INFORMATION

We understand that from the seller a new lease of 999 years was created in 1975 and there are 948 years remaining on the lease. The property benefits from a share of the freehold, shared between all of the flats within the building.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3'' only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1.The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

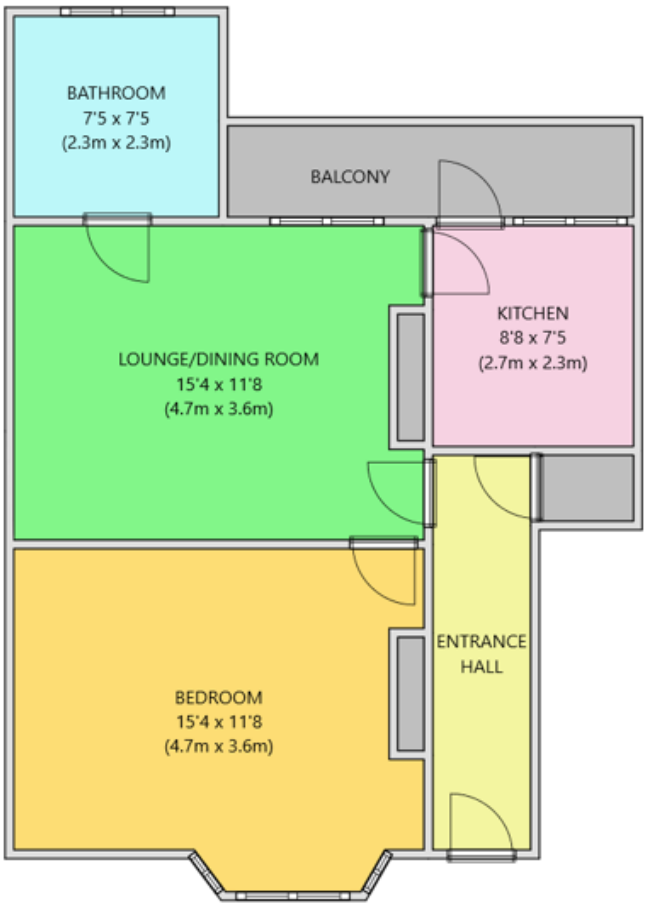
Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

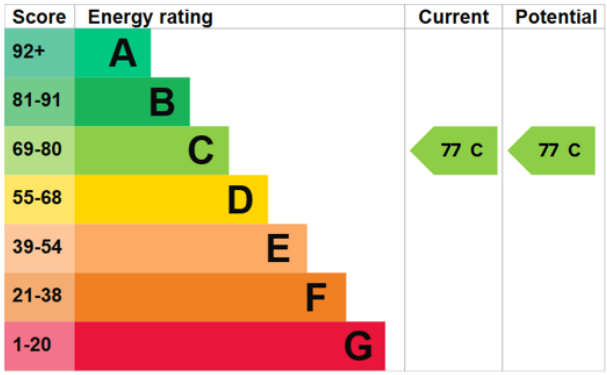
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available











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