Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

Flat 2 Cloudsleigh Lodge

Hartley, Plymouth, PL3 5QF

£220,000

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Spacious self-contained ground floor apartment, set in a modern purpose-built building. Door entry phone system & communal hall into the flat. Here, with L-shaped hall, generous sized lounge/dining room with wide bay window, fitted integrated kitchen, 2 double bedrooms, a master with en-suite shower room, both bedrooms with French doors to the rear, a carefully maintained bathroom/wc, allocated parking space, use of a carefully maintained communal gardens & grounds.

CLOUDSLEIGH LODGE, BAINBRIDGE AVENUE, PL3 5QF

LOCATION
Found in this popular established residential area of Hartley with a good variety of local services & amenities to hand. There is convenient access into the city & close-by connections to major routes in other directions.

ACCOMMODATION
New intercom system via secure door into:

GROUND FLOOR

COMMUNAL HALL
Door to:

APARTMENT TWO

HALL
L-shaped. Consumer unit. Useful storage cupboard. Entry phone handset.

LOUNGE/DINER 19'3 max x 19'2 (5.87m max x 5.84m)
Bay window to the front. Feature fireplace. Serving hatch to the kitchen.

KITCHEN 11'5 x 8'2 (3.48m x 2.49m)
Fitted kitchen with a good range of cupboard & drawer storage. Integrated appliances include: NEFF oven/grill, Beko 4 ring stainless steel gas hob with illuminated extractor hood over, upright fridge/freezer & stainless steel sink.

MASTER BEDROOM 10'11 x 9'4 (3.33m x 2.84m)
French doors open up to the rear communal garden. Built-in wardrobe. Door to:

EN-SUITE SHOWER ROOM 8'9 x 2'11 (2.67m x 0.89m)
Shower with thermostatic control & extractor fan over. Pedestal wash-hand basin. Wc.

BEDROOM TWO 11'9 x 8'9 maximum (3.58m x 2.67m maximum)
French doors overlook & open to the rear communal gardens. Fitted wardrobe & built-in wardrobe.

BATHROOM 6'11 x 5'6 (2.11m x 1.68m)
Quality white suite with twin-grip panelled bath with mixer tap & shower attachment. Pedestal wash-hand basin. Wc.

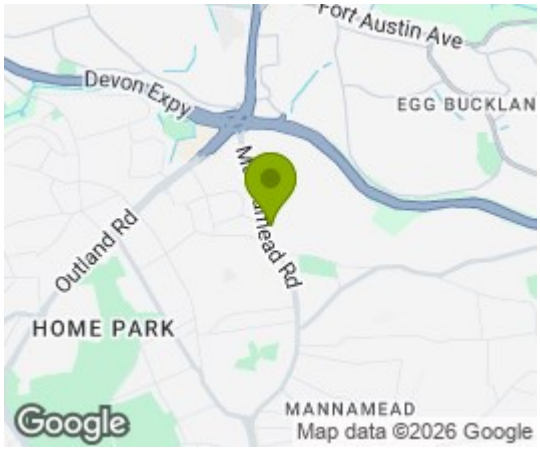
EXTERNALLY
Well kept communal gardens & grounds. Private parking space opposite front marked '2'. Visitor parking spaces.

TENURE
Lease hold for a term of 999 years from 1999. Ground rent: £200 per annum. Management charge: £1,560 per annum. No pets allowed. Sub-letting is allowed. Sinking fund in place.

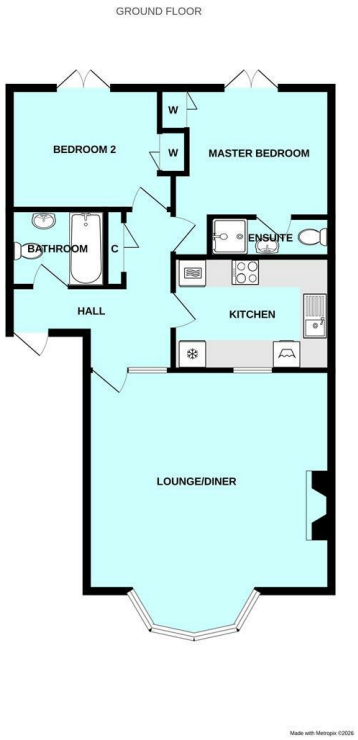
COUNCIL TAX
Plymouth City Council
Council Tax Band: D

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

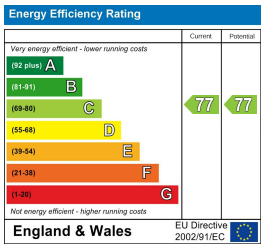
Area Map

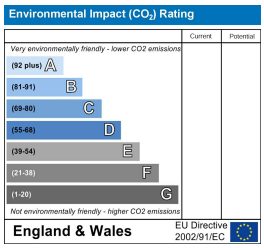


Floor Plans



Energy Efficiency Graph





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