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£159,995 LEASEHOLD

A modern two double bedroom Apartment with allocated parking, master bedroom with en-suite, open plan living accommodation, double glazing and central heating.

GRANTLEY GARDENS, MANNAMEAD, PLYMOUTH

EPC - B



PROPERTY DETAILS

Located within the sought-after residential area of Mannamead, this beautifully presented two double bedroom Apartment offers modern and spacious accommodation throughout. The apartment is ideally positioned for access to local amenities, reputable schools and transport links, making it an ideal first-time purchase, investment opportunity or downsizing option.

The property comprises an impressive open-plan lounge/kitchen/dining area, creating a fantastic space for both everyday living and entertaining. There are two generous double bedrooms, with the master bedroom benefiting from an en-suite shower room, whilst a separate modern bathroom serves the remainder of the accommodation. Externally, residents can enjoy well-maintained communal gardens, together with the convenience of a communal bike store and bin store. The property further benefits from an allocated parking space, double glazing and gas central heating.

COUNCIL TAX BAND – C

Communal entrance via entry phone system, stairs to all floors and stairs to the lower ground floor.

Private door to;

ENTRANCE HALL

Storage cupboard housing the consumer unit, airing cupboard housing the hot water cylinder, panelled radiator, wood laminate flooring, doors lead off the entrance hall providing access to all rooms.

OPEN PLAN LOUNGE/KITCHEN/DINER

LOUNGE/DINER

12'4 x 12'1 (3.75m x 3.69m)

Wood laminate flooring, panelled radiator, ceiling spotlights, UPVC double glazed French doors providing access to a Juliet balcony, UPVC double glazed window to side elevation, wood laminate flooring.

KITCHEN

14'4 x 9'8 (4.37m x 2.94m)

Comprising of modern base and eye level units, marble effect worktops, inset one and a half bowl double drainer stainless steel sink unit with mixer tap, integrated oven and 4 burner gas hob with extractor over, recess with plumbing for a washing machine, integrated dishwasher, pantry cupboard, space for a fridge freezer, half tiled walls, tiled floor, radiator, ceiling spotlights.

BEDROOM ONE

12'4 x 9'0 (3.75m x 2.75m)

Panelled radiator, 2 built-in wardrobes, door to en-suite shower room, ceiling spotlights, UPVC double glazed French doors providing access to a Juliet balcony, enjoying a woodland outlook.

EN-SUITE SHOWER ROOM

6'1 x 6'0 (1.86m x 1.83m)

Corner glazed shower cubicle with mixer shower and tiled surround, wash hand basin, low level WC, ladder stainless steel radiator, ¾ tiled walls, tiled flooring, extractor fan.

BEDROOM TWO

12'4 x 8'8 (3.75m x 2.65m)

Panelled radiator, built-in double wardrobe, ceiling spotlights, UPVC double glazed window to rear elevation, enjoying a woodland outlook.

BATHROOM

6'9 x 5'6 (2.06m x 1.67m)

Modern white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, low level WC, ladder stainless steel radiator, extractor fan, ceiling spotlights, part-tiled walls, tiled flooring.

OUTSIDE

To the rear of the building is a communal bike shed, communal bin store and communal gardens. To the front of the building is an allocated parking space, belonging to the property.

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:

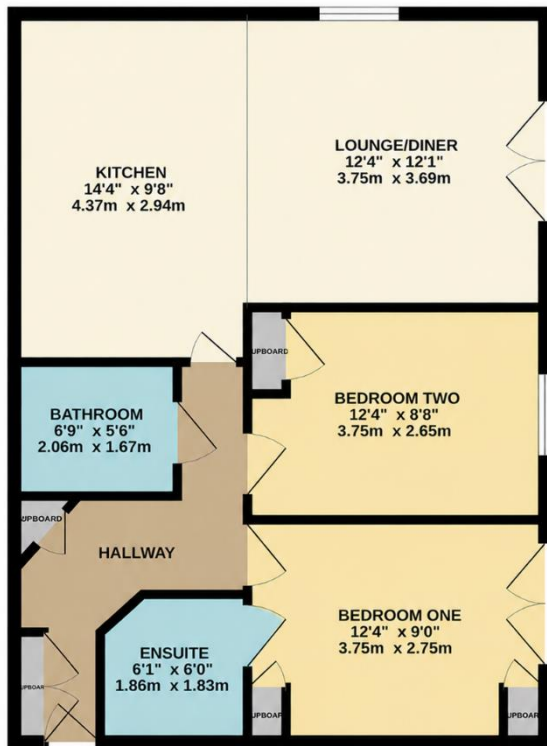
1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how 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.



GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A	82	82
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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