



Cotehele Avenue, Prince Rock, Plymouth

Guide price £110,000 - £120,000



Key Features

- Prince Rock
- Top floor apartment
- Two bedrooms
- Shared courtyard
- Reverse freehold
- EPC rating C
- Council tax band A





OFFERS BETWEEN £110,000-£120,000

Situated in the convenient area of Prince Rock, this spacious apartment is located with the City Centre, Barbican, and The Hoe within easy walking distance.

Offered with no onward chain, this characterful property presents an excellent opportunity for both first-time buyers and investors, with strong rental potential and scope for improvement with some TLC.

The apartment is accessed via a shared communal hallway, with stairs leading to the entrance. Inside, the hallway provides access to all rooms. The spacious open-plan kitchen/diner offers ample space for a dining table, making it ideal for entertaining. It features a range of matching wall and base units, an inset sink and drainer, integrated oven with hob and extractor fan, and houses the Valliant boiler. A UPVC door provides access to a fire escape leading down to the shared courtyard.

The bright and airy living room sits to the front of the property and benefits from a large bay window overlooking Cotehele Avenue, filling the space with natural light. The room is neutrally decorated and finished with fitted carpet.

The generous double master bedroom benefits from built-in storage to each alcove and ample space for additional furniture, as well as a single second bedroom.

The shower room is fully tiled and comprises a walk-in shower cubicle, low-level WC, and pedestal wash basin, finished with practical vinyl flooring.

Further benefits include gas central heating with radiators in each room, high ceilings, and excellent natural light throughout, enhancing the sense of space and character. On-street parking is available nearby.

Tenure: Reverse freehold

Service/maintenance charge: Shared with owner of ground floor flat

Council tax band: A

EPC: C

Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Anti-money laundering regulations

In line with Anti-Money Laundering regulations, all prospective purchasers will be required to provide valid identification and proof of funds at the point a sale is agreed.

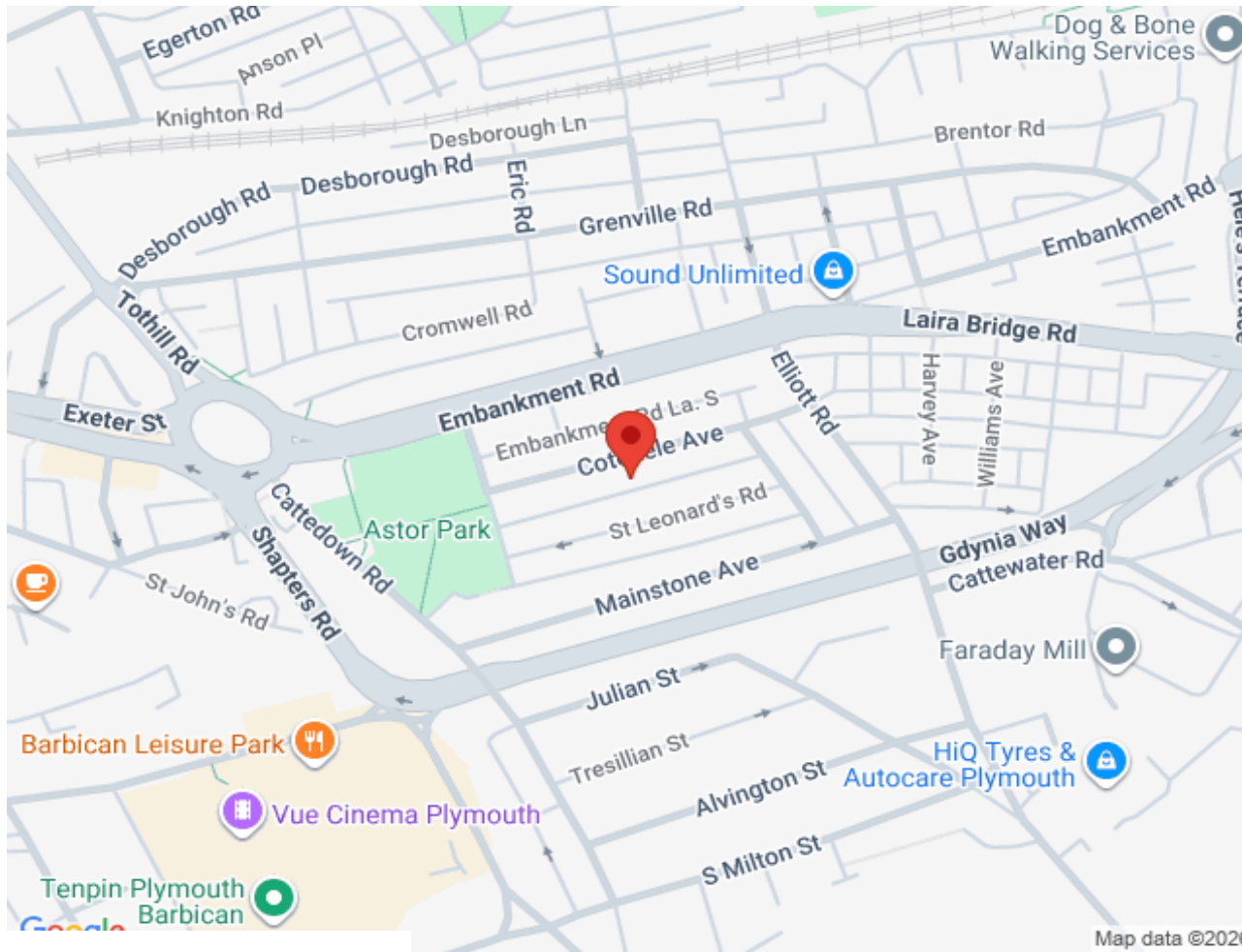
Please note that a fee of £50 per applicant is payable for the verification of identification.

Cotehele Avenue, Prince Rock, Plymouth, PL4

Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

