



LANG TOWN
& COUNTRY

73 Emily Gardens, Greenbank, Plymouth, Devon, PL4 7QS





Price £160,000

Situated on the first floor and offered to the market with no onward chain, this well-presented two-bedroom apartment enjoys pleasant views across Freedom Fields and benefits from lift access, allocated parking, and excellent communal facilities.

The property is accessed via a secure communal entrance with both stairs and a lift leading to the first floor. Upon entering the apartment, a welcoming entrance hallway provides access to all principal rooms.

The spacious dual-aspect lounge is positioned to the rear of the property, allowing plenty of natural light to flood the room while enjoying attractive views over Freedom Fields. The master bedroom also overlooks the fields and benefits from fitted wardrobes together with a private en-suite shower room. The second bedroom is a generous double and features built-in storage cupboards.

The kitchen is fitted with a range of wall and base units and includes a gas hob and washing machine, with space for freestanding white goods. Completing the accommodation is a separate shower room fitted with a shower, wash hand basin, and WC, along with a useful storage cupboard providing additional space for household items.

Externally, the property benefits from one allocated parking space as well as several visitor parking bays. Residents also have access to a secure, lockable communal storage area, ideal for small items or additional belongings, together with communal seating areas featuring benches, providing a pleasant outdoor space to enjoy.

This attractive apartment offers comfortable, low-maintenance living in a desirable location close to Aldi Supermarket and the various amenities on Mutley Plain and is available with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

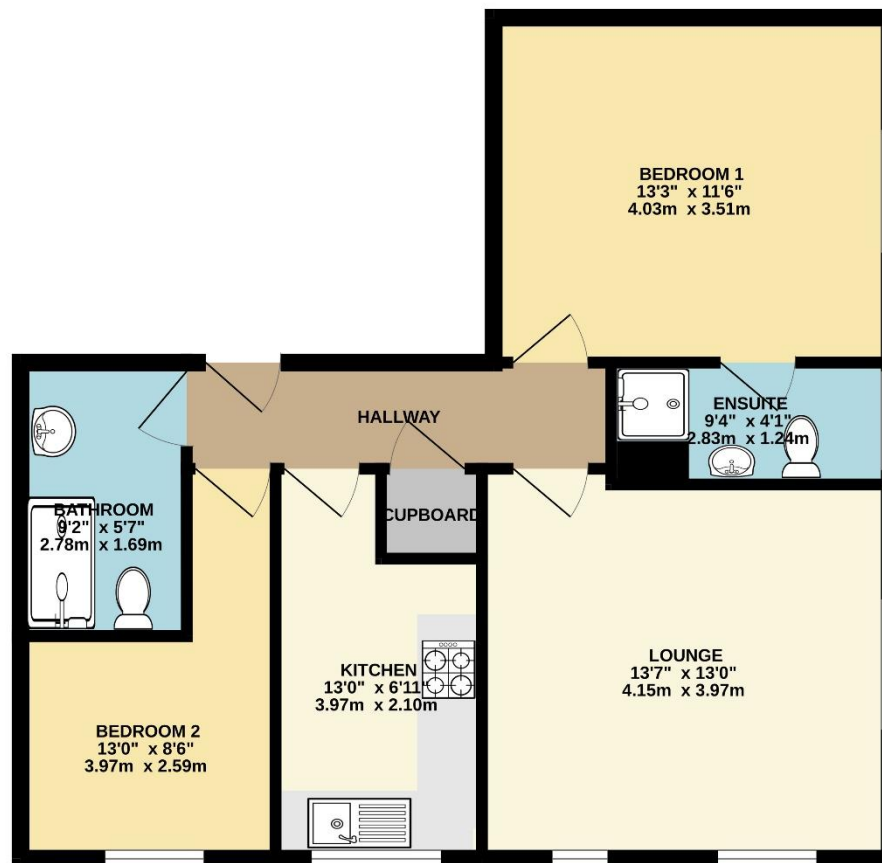
We understand the apartment is held on Lease with 973 years remaining and subject to a service charge of approximately £1500 per year, but this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on **01752 256000**

www.langtownandcountry.com





TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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