

LAWSON
Estate Agency...Only Better



Flat 7, Park House, Greenbank, Plymouth
Plymouth

£160,000

Lawson are delighted to market this spacious top-floor apartment in Park House—a purpose-built development constructed approximately 20 years ago. The building comprises nine separate apartments and benefits from a communal entrance hall with intercom entry. This particular property is situated on the top floor and features a private entrance, accessed via the main hallway. The entrance hall includes a wall-mounted intercom system, a built-in storage cupboard housing the fuse box, and a doorway leads into the open-plan lounge/dining room.

The lounge/diner is a fantastic room, offering a beautiful outlook through a Juliet balcony that overlooks the city, Plymouth Sound, and the Breakwater.

The kitchen opens from the lounge and is fitted with a matching range of base-level storage cupboards with post-formed and rolled-top work surfaces, an integral fridge freezer, electric oven, four-burner gas hob with filter canopy, plumbing for a washing machine, and an integral dishwasher, one-and-a-half bowl stainless steel sink drain unit, a window to the side elevation, an extractor fan, and a wall-mounted gas-fired combination boiler.

Bedroom one is a spacious double room with a window to the rear elevation and an en-suite shower room. The en-suite features a matching three-piece suite comprising a low-level WC, shower cubicle, pedestal wash hand basin, tiled splashbacks, a window to the side elevation, and a chrome heated towel rail. Bedroom two is a further double room with a window to the rear elevation.

The family bathroom is fitted with a matching white three-piece suite, comprising a low-level WC, pedestal wash hand basin, and a panel-enclosed bath with a shower mixer tap. The room also includes tiled splashbacks, an extractor fan, chrome towel rail, and spotlights.

Externally, there is allocated parking for one vehicle.

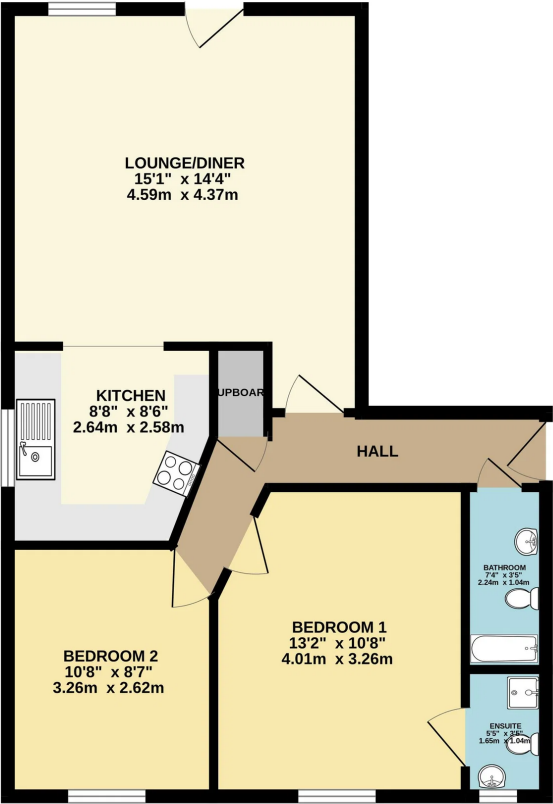
This property is held on a leasehold basis with 977 years remaining, a ground rent £150.00 PA and a service charge of £1,880.04. The property has a floor area of 68 m² 731 sq ft.

Please note - Some images have been virtually furnished using AI to demonstrate potential layout. The property is currently unfurnished.

GREENBANK

A suburb, close to Plymouth University, Freedom Fields Park, (complete with Victorian bandstand!) and Plymouth Railway Station, Greenbank is centrally located within a mile of Plymouth City Centre. It is principally made up of late Victorian and Edwardian housing stock (some of which has suited conversion, into flats and apartments). Served by, Mount Street Primary School and Lipson Vale Secondary School.





UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTC and ADSL.

OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1,808.67 (by internet enquiry with Plymouth City Council). These details are subject to change.

LEASEHOLD INFORMATION

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

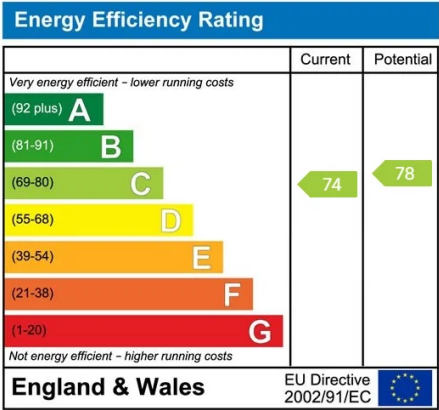
ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. **FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES**

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.





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