Contact us

Central Plymouth Office

22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and Residential Lettings Office

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

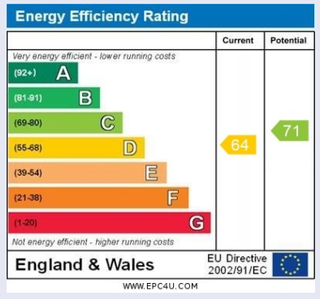
Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
30/H/24 5537



Can We Help Further?

Selling a Property?
At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?
We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?
If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings
Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?
We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

Further Information…

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH HOMES ESTATE AGENTS

MODERNISATION REQUIRED
CLOSE TO THE DOCKYARD
GROUND FLOOR FLAT
INVESTMENT OPPORTUNITY
CENTRAL HEATING
NO ONWARD CHAIN

Flat 2, 41 Charlotte Street, Morice Town, Plymouth, PL2 1RJ

We feel you may buy this property because…
'We feel you may buy this property because of its location and opportunity to put your own mark on it.'

£62,500

www.plymouthhomes.co.uk

Number of Bedrooms
One Bedroom

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Shared Parking

Outside Space
None

Council Tax Band
A

Council Tax Cost 2024/2025
Full Cost: £1,476.58
Single Person: £1,107.44

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: Nil
Second Home or Investment Property: £3,125

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location
///cycle.minus.churn

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Very Low Risk

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 100Mbps

Introducing…

This ground floor flat requires modernisation and would make an ideal first time buy or investment. The accommodation offers living room, bedroom, kitchen and shower room. Further benefits include central heating and double glazing. Offered for sale with no onward chain, Plymouth Homes advise an early viewing.

The Accommodation Comprises…

GROUND FLOOR
Entry is via a communal front door with private door to the right into flat 2. Stairs from the communal hall leads to a further door which gives rear access to the building, via a staircase, and leads to a shared parking area.

LIVING ROOM
3.56m (11'8") x 3.43m (11'3")
With double glazed window to the front, storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, coving to ceiling, open plan to the kitchen, sliding door into the shower room.

SHOWER ROOM
Fitted with a three-piece suite comprising recessed shower cubicle with fitted shower above, wall mounted wash hand basin, low-level WC, radiator/towel rail, extractor fan, wall mounted mirror, shaver point, tiled splashbacks, tiled flooring.

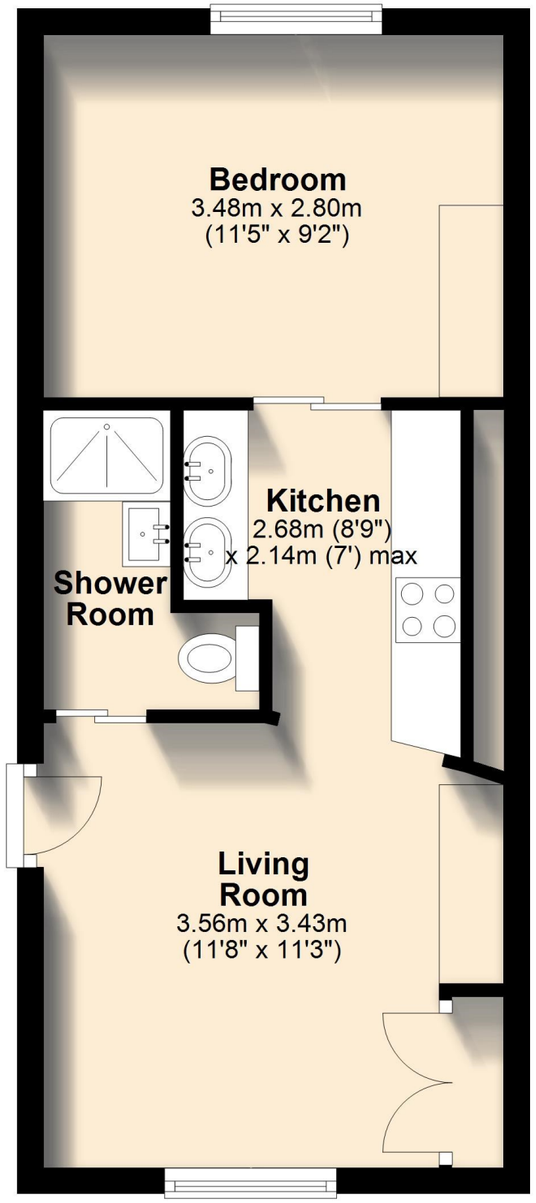
KITCHEN
2.68m (8'9") x 2.14m (7') max
Fitted with a matching range of base and eye level units with worktop space above, twin bowl stainless steel sink unit with mixer tap, spaces for fridge and washing machine, fitted electric oven, four ring gas hob with stainless steel cooker hood above, radiator, coving to ceiling, sliding door to the bedroom.

BEDROOM
3.48m (11'5") x 2.80m (9'2")
With double glazed window to the rear, radiator, coving to ceiling.

REAR:
To the rear of the property there is off road parking on a first come, first served basis.

LEASE DETAILS
The term of the lease for this property is 199 years from 2016. This information was gathered from the information held by the Land Registry. We have been advised by the seller that, at the time of listing the property, their maintenance/service charge payment is approximately £260 per year. This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.

AGENTS NOTE
We have been informed by the current owner that the freeholders are planning to replace the fire escape at the rear of the property and the cost to this flat is likely to be in the region of £3,000 - £5,000.

Ground Floor
Approx. 31.1 sq. metres (334.4 sq. feet)