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### **Offers In Excess Of £100,000 LEASEHOLD**

**A well-presented, one double bedroom ground floor flat, generous lounge/diner, fitted kitchen, modern bathroom, front & rear gardens, double glazing & central heating.**

**GROUND FLOOR FLAT, RAMILLIES AVENUE, WEST PARK, PLYMOUTH**

**EPC - C**



## PROPERTY DETAILS

**A well-presented, one double bedroom, purpose-built ground floor flat situated in the popular residential area of West Park, offering spacious accommodation, private outdoor space and convenient access to local amenities, transport links and easy access to the A38. The property benefits from good natural light throughout and provides comfortable, low-maintenance living, ideal for first-time buyers, downsizers or investment purchasers.**

**The accommodation comprises an entrance hall, fitted kitchen, generous lounge/dining room, one double bedroom and a modern bathroom. Externally, the flat enjoys a private front garden together with access to an enclosed rear garden, shared equally with the first-floor flat, providing an attractive outdoor space for relaxing and entertaining. The property is complete with being fully double glazed and centrally heated.**

**COUNCIL TAX BAND – A**

Opaque UPVC double glazed door to;

### **ENTRANCE HALL**

Built-in storage cupboard, panelled radiator, doors lead off the entrance hall providing access to all rooms.

### **LOUNGE/DINING ROOM**

**13'1 x 3.8m (4m x 3.8m)**

Panelled radiator, coving to ceiling, UPVC double glazed window to front elevation, door to;

### **BEDROOM**

**10'4 x 10'1 (3.2m x 3.1m)**

Panelled radiator, two built-in storage cupboards, coving to ceiling, UPVC double glazed window to rear elevation.

### **KITCHEN**

**9'8 x 7'8 (3m x 2.4m)**

Well fitted with a range of beech effect base and eye level storage cupboards, granite effect worktops, inset single bowl single drainer stainless steel sink unit, adjacent recess with plumbing for a washing machine, further recess suitable for under counter fridge and freezer, space for oven with gas and electric cooker point, wall mounted Worcester boiler providing hot water and central heating, panelled radiator, UPVC double glazed window to rear elevation.

### **BATHROOM**

**6'8 x 5'9 (2.1m x 1.8m)**

White suite comprising panelled bath with electric shower over and fully tiled surround, pedestal basin, low level WC, extractor fan, radiator, opaque UPVC double glazed window to side elevation.

## **OUTSIDE**

The gardens are situated both to the front and rear of the property, both being laid to lawn and enclosed, offering a good deal of privacy and seclusion. The front garden is solely owned by the ground floor flat and the rear garden is 50/50 shared with the first floor flat. The rear garden offers a pleasant outdoor space and includes a substantial block-built implement store, ideal for gardening equipment, tools and additional storage.

## **ADDITIONAL INFORMATION**

The tenure of the property is leasehold. We understand from the seller that there are 115 years remaining on the lease. Plymouth Community Homes oversees a yearly service and maintenance charge of approximately £535.09 alongside an annual ground rent of £10.00.

## **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**



Total area: approx. 40.8 sq. metres (439.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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