



## Flat 5 74 Chapel Street

Devonport, Plymouth, PL1 4TH

£170,000



A stunning show-home standard, first floor apartment offering bright & spacious open-plan living. The accommodation briefly comprises an entrance hall, open-plan living room/kitchen/dining room, 2 double bedrooms, ensuite shower room & bathroom. Allocated parking. Double-glazing & central heating. Conveniently situated close to the town centre, local shops & schools.



74 CHAPEL STREET, PLYMOUTH, PL1 4TH

### ACCOMMODATION

Communal entrance leading to the stairway, with a lift to the first floor. A passage leads through to Flat 5. Private entrance door leading into the entrance hall.

### ENTRANCE HALL 8'6" x 6" (2.59m x 1.83m)

Providing access to the accommodation. Built-in storage cupboard housing the RCD, with plumbing for a washing machine and fitted shelves.

### OPEN-PLAN LIVING/KITCHEN/DINING ROOM 19'7" x 12'4" (5.97m x 3.76m)

2 large double-glazed windows overlooking the front offering plenty of light into the room. The lounge area is carpeted and the kitchen area has vinyl flooring. The lounge area has a TV point. The kitchen is well-fitted with a range of high-gloss modern units comprising eye-level wall cupboards with matching base cupboards and drawers with laminate work surfaces and matching up-stands. Inset stainless-steel one-&-a-half bowl single-drainer sink unit with mixer tap. Integrated appliances include a 4-ring induction hob with a stainless-steel extractor canopy over, electric oven, built-in fridge-freezer with matching door front and a built-in dishwasher also with a matching door front. One of the cupboards houses the gas boiler which serves both the central heating and the domestic hot water. Inset ceiling spotlights.

### BEDROOM ONE 11'11" x 10'5" into the door recess (3.63m x 3.18m into the door recess)

Double-glazed window. Floor to ceiling built-in triple wardrobe fitted with hanging rail and shelving and with sliding doors, one of which is mirrored.

### ENSUITE SHOWER ROOM 7'10" x 4' (2.39m x 1.22m)

Fitted with a 3-piece suite comprising a fully-tiled shower cubicle with an electric shower, low level wc with a concealed cistern and wash hand basin with a mixer tap. Fitted wall mirror. Chrome towel rail/radiator. Extractor fan. Inset ceiling spotlights.

### BEDROOM TWO 11'2" x 10'5" (3.40m x 3.18m)

Double-glazed window. Floor to ceiling built-in triple wardrobe fitted with hanging rail and shelving and with sliding doors, one of which is mirrored.

### FAMILY BATHROOM 6'11" x 6' (2.11m x 1.83m)

Fitted with a 3-piece suite comprising a panel bath with a tiled surround, mixer tap and shower head attachment, low level wc with a concealed cistern and pedestal wash hand basin with mixer tap. Fitted mirror. Chrome towel rail/radiator. Tiled floor. Partly-tiled walls. Inset ceiling spotlights.

### OUTSIDE

Private allocated parking space.

### COUNCIL TAX

Plymouth City Council  
Council tax band: B

### AGENT'S NOTE

The property is leasehold with 992 years remaining on a 999 year lease. The ground rent is £88 per annum and the service charge is £2,300 per annum. The fees are paid 6-monthly.

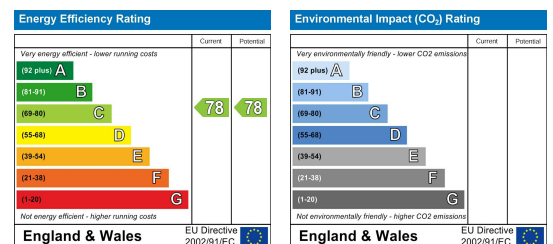
### Area Map



### Floor Plans



### Energy Efficiency Graph



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