



Office Suite 10  
2 Barrack Court  
4a William Prance Road  
Derriford  
Plymouth  
PL6 5ZD  
Tel: 01752 256836

Email: [office@swiftestateagents.co.uk](mailto:office@swiftestateagents.co.uk)  
Website: [www.swiftestateagents.co.uk](http://www.swiftestateagents.co.uk)



**£75,000 LEASEHOLD**

**A well presented one double bedroom ground floor flat in a central location, open plan lounge/kitchen/dining room, L shaped shower room, utility area, communal courtyard  
CLIFTON PLACE, GREENBANK, PLYMOUTH**

**EPC – D**



## **PROPERTY DETAILS**

**A well presented one double bedroom ground floor flat just minutes from the City Centre, Mutley Plain and local transport links. Offering open plan living, outside space (communal) and no onward chain, making this property the ideal buy to let or first-time buy purchase.**

**The accommodation comprises of an open plan lounge/kitchen/dining room, one double bedroom, L shaped shower room, useful utility area and a communal courtyard garden.**

**Lease information – 70 years remaining (new lease being created)**

**Ground rent – Peppercorn**

**Share of freehold**

**Council tax band – TBC**

UPVC half glazed door to a communal entrance and door to communal entrance hall. Private door to;

### **GROUND FLOOR FLAT**

#### **OPEN PLAN LOUNGE/KITCHEN/DINING ROOM**

**14'5 into alcove x 13'9 (4.43m into alcove x 4.25m)**

#### **LOUNGE/DINING ROOM**

2 x wall lights, wood effect flooring, UPVC double glazed window to front elevation. Door to bedroom.

#### **KITCHEN**

Fitted with a range of maple effect base and eye level units, marble effect worktops, space for a freestanding cooker, space for a fridge freezer, part tiled walls, white ceramic sink with a stainless steel mixer tap, wood effect flooring.

#### **BEDROOM**

**11'4 x 11'2 (3.48m x 3.44m)**

A good sized double bedroom with UPVC double glazed window to rear elevation, wood effect flooring, electric heater, hot water tank with storage cupboard over, door to the shower room and further door to the utility area.

#### **UTILITY AREA**

**5'9 x 4'0 (1.80m x 1.22m)**

UPVC door providing access to the rear communal courtyard, wall mounted light, tiled flooring, space for a washing machine.

#### **SHOWER ROOM**

**8'0 x 5'2 (2.45m x 1.60m)**

Being L shaped. Tiled shower enclosure with wall mounted Opal shower and shower attachment, low level WC with tiled surround, wash hand basin with tiled surround and mixer tap, tiled flooring.

## **OUTSIDE**

To the rear of the property is an enclosed communal courtyard with a wooden gate providing access on to the rear service lane. To the front of the property is on-street permit parking, which can be applied for via Plymouth City Council (fee applicable).

## **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)

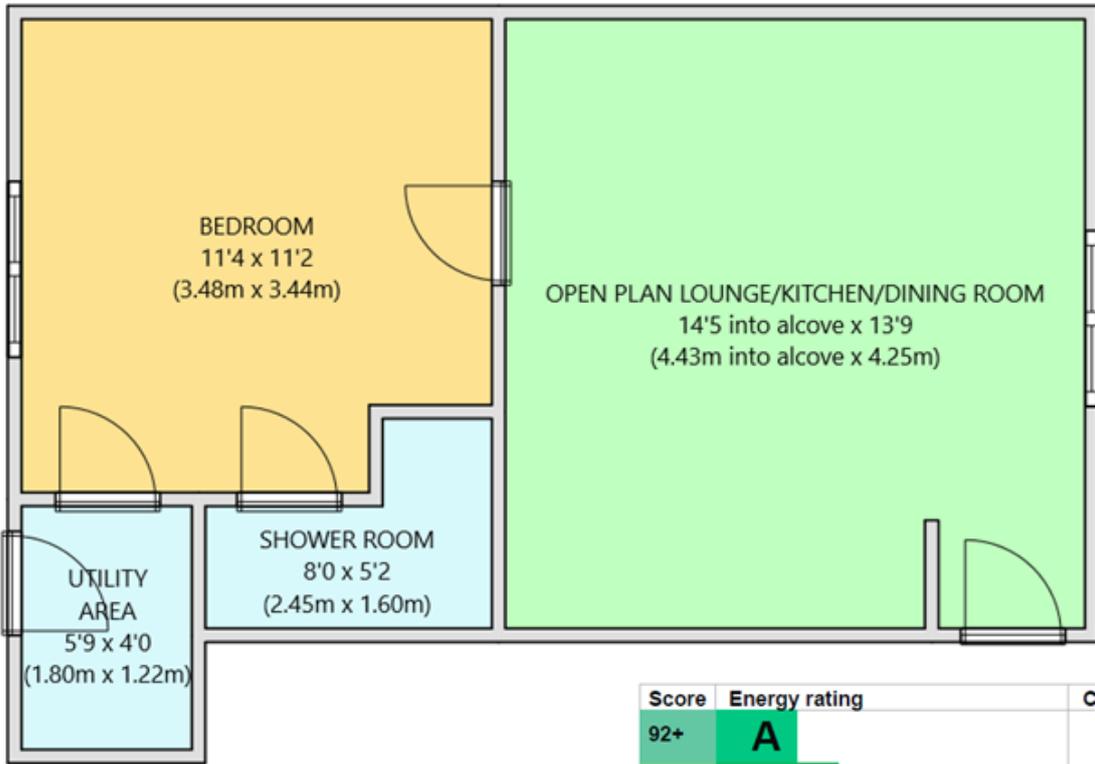
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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