



**Old Chapel Lane, Lee Moor Plymouth PL7 5LG**

**welcome to**

## **Old Chapel Lane, Lee Moor Plymouth**

\*\*\* NO CHAIN \*\*\*

A fantastic opportunity to purchase this GROUND FLOOR, TWO BEDROOM apartment with a stunning MODERN finish with the balance of STUNNING natural surroundings. This property benefits from an ALLOCATED PARKING along with VISITOR PARKING. Call Fox & Sons today to



## Entrance Hallway

A spacious entrance hallway with doors to both bedrooms, bathroom and kitchen/lounge.

## Lounge

Space for furniture with a window to rear elevation and radiator.

## Kitchen

A stunning grey gloss wall and base unit kitchen with an integrated oven and hob, washer/dryer, dishwasher and fridge freezer also with a space for a dining and table with chairs and window to front elevation.

## Bedroom 1

Window to rear elevation and radiator.

## Bedroom 2

Window to front elevation and radiator.

## Bathroom

A bath with mains shower, WC and pedestal sink.

## Parking

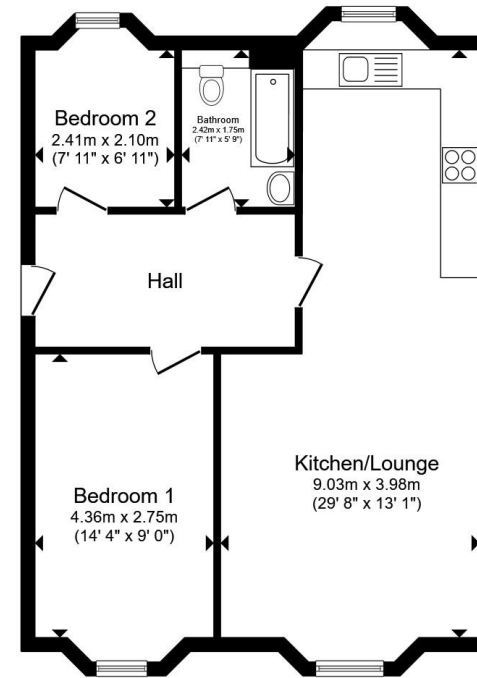
The property benefits from an allocated parking space and ample visitor parking.

## Surrounding Areas

Although there is no private outdoor space to the property or communal you are still surrounded by natural wildlife and surroundings on your 'front door step!'

## Annual Charges

Our vendor has stated the converted school house hosts four apartments who each contribute with a £30 a month sinking fund and split the annual buildings insurance between the four, with lasts years costing our vendors approximately £390. When converted in 2017 the apartments benefited from a long 999 year lease too.



Total floor area 63.9 m<sup>2</sup> (688 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**view this property online** [fox-and-sons.co.uk/Property/PYP104578](http://fox-and-sons.co.uk/Property/PYP104578)



welcome to

## Old Chapel Lane, Lee Moor Plymouth

- Ground Floor Apartment
- £30 A Month Sinking Fund & Share Of Freehold
- Integrated Kitchen Appliances
- Village Location
- No Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 360.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£159,950**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PYP104578](https://fox-and-sons.co.uk/Property/PYP104578)



Property Ref:  
PYP104578 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



**01752 344349**



[plympton@fox-and-sons.co.uk](mailto:plympton@fox-and-sons.co.uk)



143 Ridgeway, Plympton, PLYMOUTH, Devon,  
PL7 2HJ



**fox-and-sons.co.uk**