



Flat 4 The Old School House, 8 Seymour Road, Mannamead, Plymouth, Devon, PL3 5AS



Price £255,000

Set in the heart of the Mannamead Conservation Area and within one of Plymouth's most exclusive residential locations, is this imposing detached Victorian villa, built about 1840. The building has been previously converted to provide two mews houses and six apartments.

This chain free, superb split level first and second floor apartment is beautifully designed with the accommodation comprising, on the first floor of an entrance hallway with a large storage cupboard under the internal stairs, master bedroom with an ensuite shower room. Stairs rise to the top floor landing where you will find a generous sized second double bedroom, a well-equipped kitchen with a range of wall and base units and integrated white appliances including an oven, gas hob, fridge, freezer, microwave, dishwasher and a combi wash/dryer.

The accommodation flows through to the living room with vaulted ceiling where lots of light floods the room. A small set of steps leads to a mid-level where you will find the family bathroom complete with bath and handheld shower, wash hand basin, heated towel radiator and WC.

The property benefits from uPVC double glazing, well-kept communal areas, electronic fob controlled gated parking area, lower ground storage area and an entry phone system. To the rear of the building there are also beautifully kept communal gardens including an array of lush lawns, hedges, bushes, shrubs, a pond and a pleasant, gravelled seating area.

We understand the apartment is held on Lease with 981 years remaining and subject to a service charge of approximately £459.44 per quarter and a ground rent of £200 PA. The vendor owns a share of the Freehold. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on **01752 256000**

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1ST FLOOR



2ND FLOOR



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