



First Floor Maisonette, 5 Hill Park Crescent, Mutley, Plymouth, PL4 8JW

Price £160,000



Occupying a fabulous central location between the City Centre and Mutley Plain, and close to the Plymouth University, this substantial four storey residence was converted in about 1987 to provide three self-contained apartments.

This splendid first and second floor maisonette is a spacious apartment and has gas central heating, uPVC double glazing and some uPVC sash windows in the sitting room.

There is a ground floor front door which leads to the first floor with a large sitting room with feature fireplace, bedroom 2, a modern bathroom complete with a bath and shower over, wash hand basin and WC, and a kitchen/diner with doors to a wrought iron terrace and balcony. The kitchen/diner has a range of wall and base units, under counter fridge, freezer, washing machine and a built-in breakfast bar.

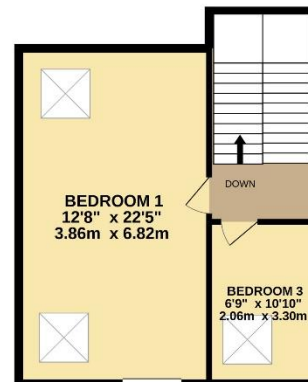
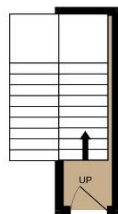


On the second floor there are various Velux windows including in the large master bedroom with decorative panelling, panoramic views and bedroom 3 which could be utilised as a home office. To the rear is a private wrought iron balcony with a terrace and wrought iron staircase leading down to a further private terrace and underneath this terrace is a useful private store 12ft6 x 9ft7 which is perfect for bikes, storage etc. We understand that there is a Residents Parking Scheme in operation where a permit can be purchased from Plymouth City Council.

The lease we understand is 991 years remaining, and each of the 3 flat owners have a share in the freehold. The 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**.





TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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