

£150,000



40 ABERDEEN AVENUE, MANADON PARK, PLYMOUTH, PL5 3UG

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

Lawson are delighted to market this well appointed top floor apartment in Mandaon Park. The property is approached via a communal entrance hall and a stairway leading to the second floor with a private front door leading to an entrance hallway; with wall mounted intercom entry phone, loft access and built in storage cupboard, door to lounge/diner; a bright and airy spacious room with two windows overlooking the front elevation, wall lights and ceiling lights, door to the kitchen; with a matching range of base and eyelevel storage cupboards with post formed and roll top worksurfaces, integral electric oven, four burner gas hob, extractor fan. A recently installed wall mounted Ideal gas central heating boiler approximately 9 years remaining on the guarantee, space for a fridge freezer, plumbing for washing machine and door to bedroom one; a spacious double with a window to the front elevation and en suite shower room with matching three piece suite comprising; low level wc, pedestal wash hand basin, tiled shower cubicle with folded glass screen and a direct feed shower unit with tiled splashbacks. Bedroom two a small double with a window to the rear elevation. The family bathroom is fitted with a matching three piece suite comprising panel enclosed bath with a direct feed shower over, folded glass screen, tiled splashbacks, low level w.c, pedestal wash hand basin, extractor fan, a window to the rear elevation.

Externally there is allocated parking for one vehicle and communal gardens. The property is held on a leasehold basis with 960 years remaining on the lease with a combined ground rent and service charge of £976 a year which includes maintenance and insurance.

OUTGOINGS

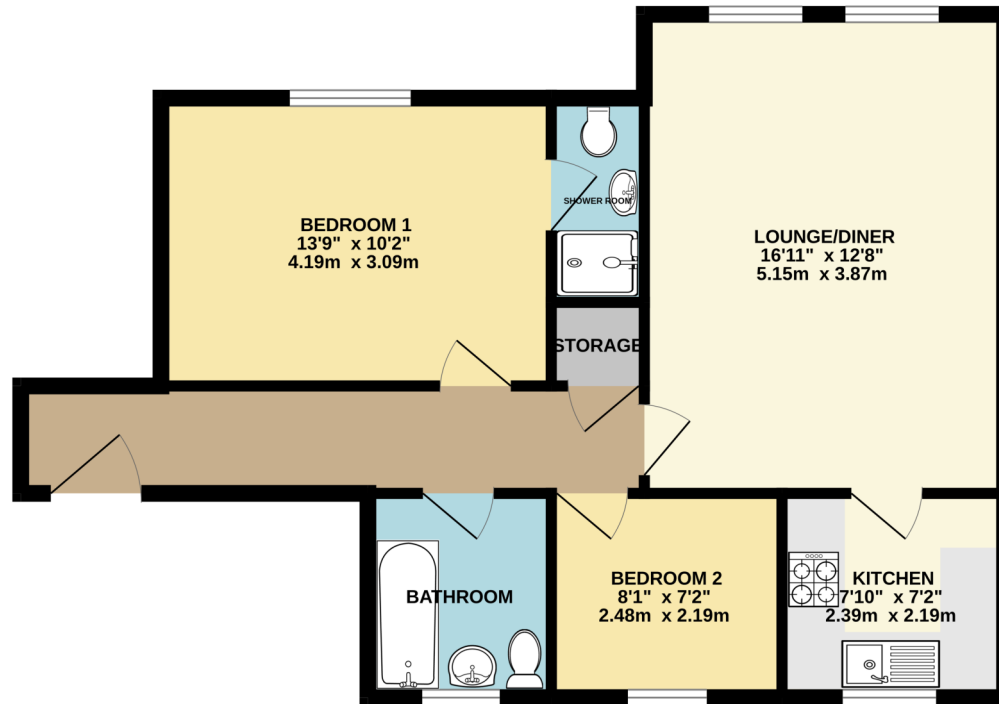
We understand the property is in band ' B ' for council tax purposes and the amount payable for the year 2023/2024 is £1642.33(by internet enquiry with Plymouth City Council). These details are subject to change.

PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



GROUND FLOOR 631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA - 631 sq.ft. (58.7 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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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

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FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

