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SALES

FFF, 84 Cromwell Road, St Judes, Plymouth, Devon, PL4 9QP

Price £125,000

Situated in the residential area of St Jude's within walking distance to The City Centre, The Barbican, Plymouth University and Beaumont Park is this spacious two-bedroom first floor flat being offered to the market with no onward chain.

This property would suit any first-time buyer or alternatively a great investment for a buy to let portfolio, given the convenient central location and has served as an investment for many years previous.

The accommodation comprises of a sitting room, to the front, which is currently being utilised as the main bedroom, two double bedrooms, bathroom with a bath and shower over, wash hand basin and WC. To the rear of the flat is a well-appointed kitchen/breakfast room with ample storage cupboards, a cooker, washing machine and space for a fridge freezer. There is a convenient rear door with a recently fitted emergency staircase providing access to a small, raised terrace with space for a sunchair and flowerpots and stairs down to the shared parking area with the ground floor flat. This parking is first come first served and would fit 1 small vehicle. Alternatively, there is plenty of on street parking for residents with a valid permit.

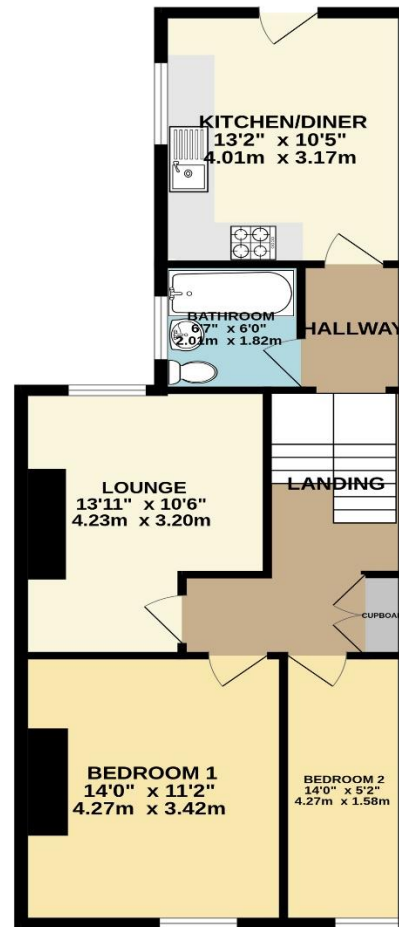
We understand the apartment is held on Lease with 151 years remaining and subject to a service charge of approximately £780 per year but this is subject to change and ground rent is a peppercorn rent. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



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

www.langtownandcountry.com





TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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