



LANG TOWN
& COUNTRY

21 Sylvan Court, Stoke, Plymouth, Devon, PL1 5PP



Price £149,950

Sylvan Court is located within easy reach of Devonport Train Station and Stoke Village, which offers an array of local amenities, as well as walking distance to the City Centre, Royal William Yard and with good schools nearby including Devonport High School for boys and Stoke Damerel primary and secondary school.

Situated on the first floor the property benefits from a secure entry phone system, and there is 1 private off road parking space allocated to the apartment, as well as beautiful communal gardens.

This spacious and well-appointed apartment which has been freshly decorated and laid with new carpets offers an entrance hallway with a storage cupboard, a generous living/dining room, well-equipped kitchen with a range of wall and base units, electric hob and oven, sink with a drainer, fridge freezer and washing machine. The accommodation continues with two double bedrooms with the master bedroom complete with an ensuite shower room and a modern family bathroom. This fantastic property is for sale with no onward chain, and would suit any first-time buyers, as well as investors as it has proven to be a brilliant investment for many years.

We understand the apartment is held on a lease with approx. 977 years remaining and is subject to a ground rent charge of approx. £95.35 per annum and a maintenance charge of £82.50 per month. The above information is given in good faith by the owners but we would encourage any prospective purchaser to ask their solicitor to consult the lease details.

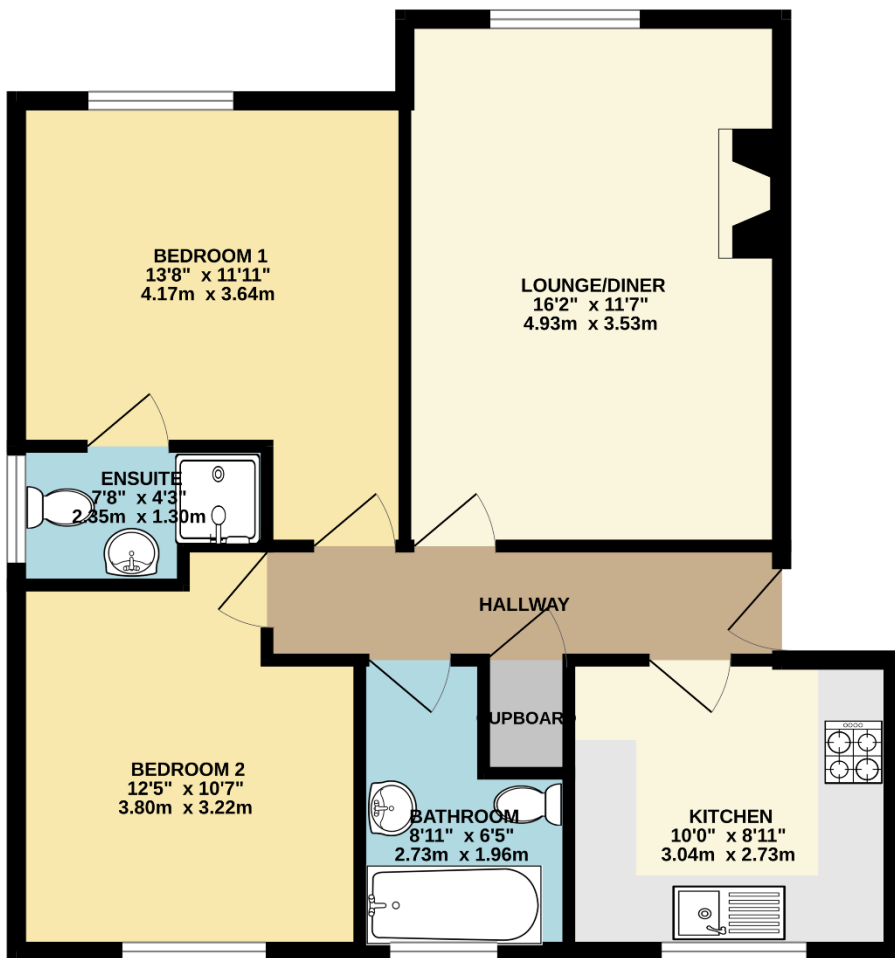
In accordance with the Estate Agents Act (1979), we hereby disclose that the owner of this property is an employee at Lang Town & Country.

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

www.langtownandcountry.com







TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(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	

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