



Ground Floor Flat, 13 Northumberland Terrace,
West Hoe, Plymouth, PL1 3DD

£150,000

Radford Road is located within West Hoe, a central location only moments from the waterfront with its exceptional views and iconic history. Radford Road is a quiet location set around a public tennis court and open garden area.

Lang Town and Country are pleased to present to the market this spacious Ground Floor Apartment.

In Brief, the accommodation comprises of: Communal Entrance providing access to the Ground Floor Apartment as well as top floor apartment. The Lounge/Dining Room is a well-proportioned size room with bay window and feature fireplace. There are also useful storage cupboards either side of the fireplace.

There are two bedrooms. Bedroom two is to the rear of the apartment and is a double size room. The master bedroom incorporates a built-in wardrobe. There is also a newly fitted shower room which has WC, Sink and shower with electric shower.

The kitchen/breakfast room which has a range of wall and base units aswell as a built-in cupboard.

The property has gas central heating and is double glazed throughout.

Lang Town and Country would encourage an internal inspection of this most charming and ideally located apartment to appreciate all it has to offer.

This flat is currently tenanted and is subject to an AST Agreement (Assured Shorthold Tenancy).

GROUND FLOOR

LOUNGE/DINER 17' 10" x 15' 1" (5.44m x 4.60m)

MASTER BEDROOM 13' 5" x 13' 3" (4.09m x 4.04m)

SHOWER ROOM

KITCHEN 11' 3" x 9' 8" (3.43m x 2.97m)

BEDROOM TWO 11' 3" x 10' 2" (3.43m x 3.12m)

PROPERTY INFORMATION

Tenure: Leasehold

Local Authority: Plymouth City Council

Council Tax: Band B

EPC Rating: E

Postcode code for sat nav: PL1 3DD

LEASE INFORMATION

We understand the apartment is held on Lease with 999 years remaining and subject to a service charge of approximately £250.000 plus insurance per year and an annual ground rent of a peppercorn. 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 200909**





GROUND FLOOR



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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