



First Floor Flat 86 Alexandra Road, Devon

£99,950 Freehold

This expansive two bedroom flat is located within easy reach of the city amenities and those of Mutley Plain. It boasts its own private access and driveway parking for two cars. Accessed from a private sun terrace you enter a spacious kitchen/diner complete with modern white gloss units and an ideal area for a spot of entertaining. There is an inner hallway with a beautiful and grand landing offering a spot for an office or reading zone. There is a luxurious bathroom complete with a double shower. There are two bedrooms both boasting fitted wardrobes and a beautiful lounge complete with high ceilings and mouldings all which enhance this lovely flat. The flat benefits from a long lease and no management charges. This property is being offered with no onward chain.

0.8%

Min Fee £1200
INCLUDING
VAT

Tel: 01752 424 668 Email: Plymouth@mayerestateagents.co.uk
www.mayerestateagents.co.uk



First Floor

Entrance Hallway

Accessed through the front door of the property you enter an entrance hallway with stairs rising to the flat.

Kitchen/Diner

c.15'4" x 10'2" (4.67m x 3.09m)

The expansive kitchen/diner is a bright and welcoming space perfect for entertaining friends of an evening. There is a contemporary white gloss kitchen with a complimenting worktop to match. There is an integrated sink with drainer, oven, five burner hob, and space for a fridge/freezer and washing machine. The recently installed combi boiler is in situ here for easy access. This is a lovely light and airy room and offers access out to the sun terrace which is a sun trap and an ideal spot to enjoy a glass of wine whilst enjoying the summer sun. This also is your own private access into the flat. There is a radiator and a light fitting.

Bathroom

The modern bathroom has been tastefully decorated and tiled offering a fresh space to enjoy a relaxing soak or a quick shower. There is a double shower enclosure with a shower inset, a p shaped white

bath, and a white low level wc and wash hand basin inset into a useful vanity unit providing useful storage. There is a light fitting and a window to the side elevation.

Landing Area

The landing is a really spacious area and could easily be used as an office area or play area. There are two light fittings and loft access.

Lounge

c. 17'8" into the bay x 11'8" (5.38m x 3.55m)

The lounge offers some stunning character features including a pretty bay window, beautiful ceiling mouldings and picture rails. This is a fantastic proportioned room and bigger than what many three bedroom houses offer. There is a fireplace and a radiator and light fitting.

Bedroom One

c. 13'2" x 11'7" (4.03m x 3.53m)

The master bedroom is a substantial space which is neutrally decorated to allow an easy move in with minimal fuss. There is a full length of mirrored fitted wardrobes offering fantastic storage for those fashionista's out there. There is a light fitting and a radiator.



Bedroom Two

c. 13'5" x 6'2" (4.08m x 1.87m)

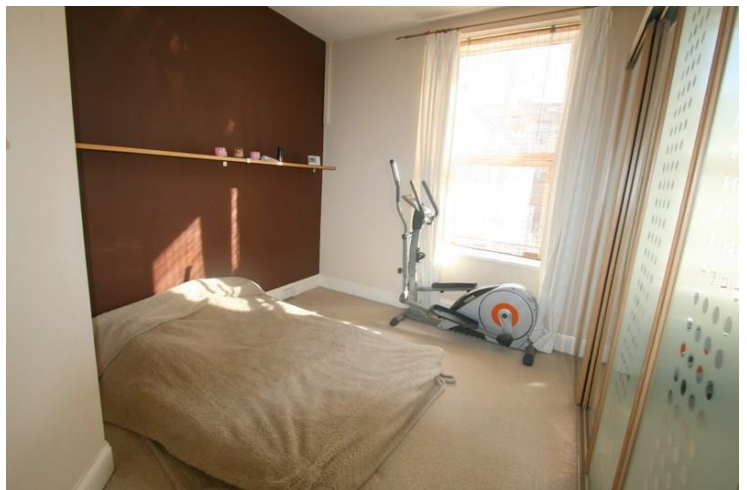
The second bedroom is a fantastic room whether utilised as a child's room or as a guest room/home office. There is a handy fitted wardrobe and a radiator and a light fitting conclude.

Outside

There is a sun terrace to the rear of the property and driveway parking for two cars.

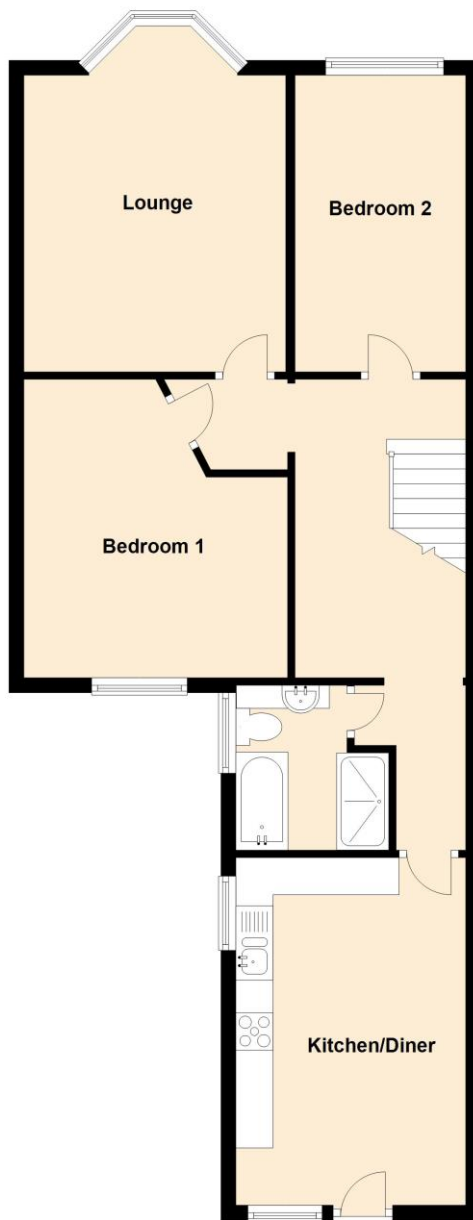
Comments

This is a fantastic lease with 971 years remaining and no management fees or monthly contributions.



Ground Floor

Approx. 71.0 sq. metres (763.8 sq. feet)



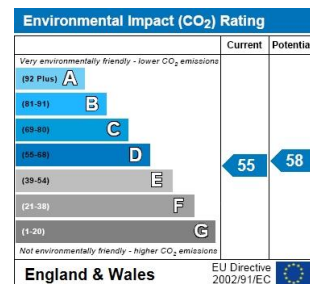
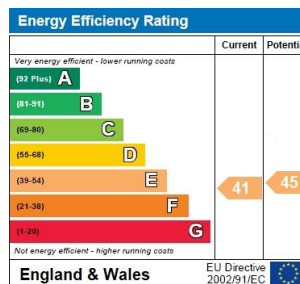
Total area: approx. 71.0 sq. metres (763.8 sq. feet)

Directions

From Mutley Plain take the last left turning heading towards the city centre onto Alexandra Road and the property can be found after a short distance on the right hand side. The easiest access into the flat is via a rear lane where the driveway can be found off of Crozier Road

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



Please Note The Following

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