



### Offers Over £80,000

OFF ROAD PARKING AND NO CHAIN! Spacious and well presented one bedroom first floor flat situated in the popular central location of Pentillie Road, Mutley. The property offers generous living accommodation comprising, lounge, kitchen, double bedroom and sizeable bathroom. The property would make an ideal first home or buy to let investment and is offered to the market with no onward chain. The property also benefits from a lengthy lease length of 970 years and reasonable monthly service charges, off road parking to the rear, tidy communal areas, double glazing and gas central heating.

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**Pentillie Road, Mutley, PL4 6QL**

## **Accommodation Comprises**

### **Communal Hallway**

Well kept communal hallways with many original period features. Access to rear parking area from first floor and entrance to Flat 3.

### **Entrance Hall**

Ceiling mounted light point. Wall mounted consumer unit. Doors to

### **Lounge 13'1" (3.99m) x 9'8" (2.95m) Plus Bay**

Radiator. Double glazed bay window to front aspect. Picture rail. Ceiling mounted light point.

### **Kitchen 8'9" (2.67m) x 5'8" (1.73m)**

Tile effect flooring. A range of wall and base units with complimentary worksurfaces and tiled splashbacks. Integral stainless steel sink drainer unit with mixer tap. Integral four ring gas hob with electric oven under and circulation

hood over. Space and plumbing for fridge/freezer and washer dryer

### **Bedroom 11'8" (3.56m) x 11'8" (3.56m)**

Radiator. Double glazed window to rear aspect. Picture rail. Ceiling mounted light point

### **Bathroom**

Radiator. Built in storage cupboard. Frosted double glazed window to rear aspect. Three piece bathroom suite comprising of a white panelled bath with shower over. Pedestal hand wash basin and low flush w.c. Extractor fan. Ceiling mounted light point.

### **Rear Parking**

Parking for one car can be found to the rear of the property and accessed via the first floor fire escape stairwell

### **Other Information**

Lease length remaining - 970

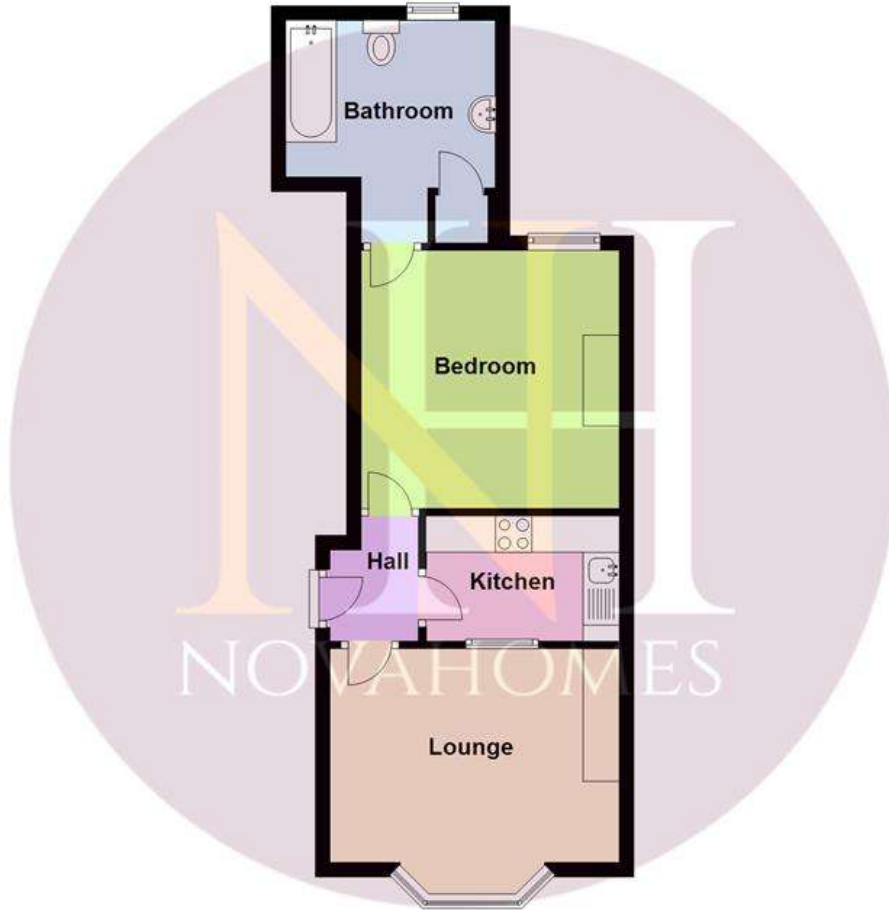
Service Charge - £50.00 per month

Share of Freehold – 25%





### Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.