



## Asking Price £112,000

Spacious two bedroom apartment situated in the popular central location of White friars Lane, City Centre. The property would make an ideal first home or buy to let investment. Accommodation comprises, lounge/dining room, two bedroom, kitchen and bathroom. The property also benefits from gas central heating and allocated parking for one car. Approximate monthly rental return £550.00. The property is offered to the market with no onward chain.

# NOVAHOMES

SALES & LETTINGS

☎ 01752 206040

@ sales@novahomes.co.uk



**Whitefriars Lane, City Centre, PL4 9RA**

**Accommodation Comprises**

**Entrance Hall**

Wooden door from communal area leading to entrance hall; wood effect flooring. Storage cupboard. Secure telecom entry system. Ceiling mounted light point. Doors to

**Lounge/Dining Room 4.32m (14'2") Max x 3.91m (12'10")**

Radiator. Window to side aspect. Sliding patio doors with Juliet balcony. Coving. Ceiling mounted light point. Opening leading to.

**Kitchen 3.2m (10'6") x 2.16m (7'1")**

Wood effect flooring. Window to front aspect. Wall mounted Worcester combination boiler. A range of wall and base units with complementary work surfaces and tiled splash backs. Fitted stainless steel sink and drainer unit with mixer tap. Space and plumbing for freestanding cooker, fridge freezer and washing machine. Coving. Ceiling mounted light point

**Bedroom One 3.4m (11'2") x 2.69m (8'10")**

Radiator. Window to rear aspect. Coving. Ceiling mounted light point.

**Bedroom Two 2.24m (7'4") x 2.11m (6'11")**

Radiator. Window to rear aspect. Coving. Ceiling mounted light point.

**Bathroom**

Radiator. Three piece bathroom suite comprising of a panelled bath with shower screen and shower attachment over, pedestal hand wash basin and low flush WC. Extractor fan. Ceiling mounted light point.

**Parking**

Allocated parking for one car

**Other Information**

Lease length remaining - 100 years

Service charge - £360.00 pa

Lease information has been provided by the vendor and should be checked by the buyers solicitor.

**Council tax**

Band B

**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.

**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
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

**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. All fees quotes are subject to a minimum fee of £1200.