



## Offers in excess of £75,000

One bedroom top floor flat situated in the convenient location of Seaton Lane, Mutley, within close distance to local amenities, public transport routes, Plymouth City Centre and Plymouth University. The property would make an ideal first home or buy to let investment and accommodation comprises, entrance hall, lounge/dining room, one double bedroom and bathroom. The property also benefits from a secure intercom phone entry system, double glazing, allocated parking on a first come first served basis and is offered to the market with No Onward Chain.



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Seaton Lane, Mutley Plain, PL4 6QD

### Accommodation Comprises

#### Entrance Hall

Door to. Electric heater. Ceiling mounted light point. Phone entry system. Doors to.

#### Lounge/Dining Room 4.42m (14'6") Into Bay x 3.02m (9'11")

##### Max

Double glazed box window to rear aspect. Wall mounted electric heater. Ceiling mounted light point

#### Kitchen 2.66m (8'9") x 1.96m (6'5")

Range of wall and base units with complimentary work surfaces and tiled splash backs. Stainless steel sink drainer unit with mixer tap. Double glazed window to side aspect. Space and plumbing for washer/dryer and cooker. Ceiling mounted light point.

#### Bedroom 2.91m (9'7") Plus Bay x 2.85m (9'4")

Wall mounted electric heater. Double glazed box window to rear aspect. Built in storage cupboard x 2. Ceiling mounted light point

#### Bathroom

Tile effect flooring. Three piece bathroom suite comprising of a white panelled bath with shower screen and electric shower over. Pedestal hand wash basin and low flush w.c. Frosted double glazed window to side aspect. Ceiling mounted light point.

#### Other Information

Lease length remaining - 88 Years

Service Charge - 497.50 6 monthly

Ground Rent - £37.50 6 monthly

### Ground Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Total area: approx. 33.6 sq. metres (361.8 sq. feet)

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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. All fees quotes are subject to a minimum fee of £1250.

