



**Asking Price £110,000**

Introducing an exceptional opportunity to acquire this charming one-bedroom ground floor purpose-built flat in the heart of Drake Court, St Judes. Boasting allocated parking and located conveniently close to Plymouth City Centre, this property offers both comfort and convenience. With no onward chain, double glazing, and electric heating, it presents a hassle-free transition for its new owners. The added security of a communal entry system ensures peace of mind, granting access to a well-maintained communal hallway and the front entrance. Inside, the accommodation features a spacious hallway, a comfortable lounge/dining room, a well-appointed kitchen, a generously sized double bedroom, and bathroom. Moreover, this property holds significant value with its share of the freehold, a lengthy lease of over 900 years, and a reasonable monthly service charge of just £40.00.



## Drake Court, Plymouth, PL4 8QN

### Accommodation Comprises

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### Communal Hallway

Secure phone/door intercom entry system. Individual post boxes. Door to ground floor flat.

### Entrance Hall

Lounge/Diner 4.25m (13'11") x 3m (9'10")

Kitchen 3m (9'10") x 1.89m (6'2")

Bedroom 3.93m (12'11") x 2.98m (9'9")

### Bathroom

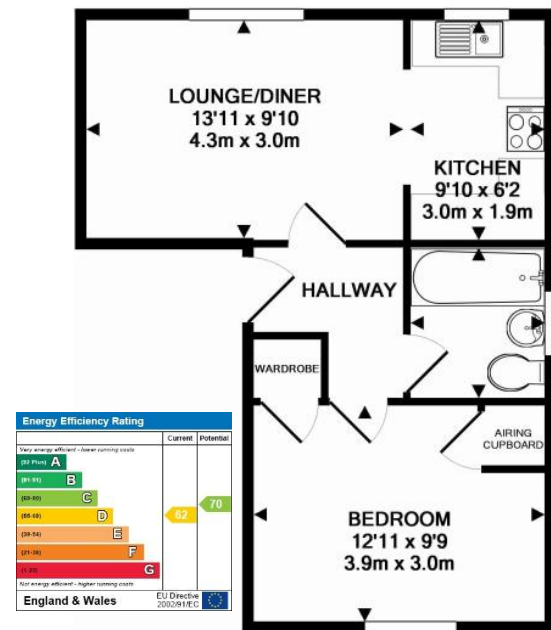
### Further Information

Lease Length - 999 years from 1993

Service Charge - £40.00

### 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.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2015



**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.

