



## Asking Price £130,000

This well presented top floor purpose built apartment is located in a favoured position overlooking communal gardens on the sought after Manadon Park development. The accommodation comprises: entrance hall, open plan lounge/dining room/kitchen area, two bedrooms, en-suite shower room and a family bathroom. Externally the property has an allocated parking space. Offered for sale with gas central heating, double glazing and no onward chain, Novahomes highly recommend this desirable home.

# novahomes

Established 2008



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## Echo Crescent, Manadon Park, PL5 3UQ

Ground Floor - Communal front door with intercom connecting. Stairs rising to the top floor. Door to:

Entrance Hall - Radiator, coved ceiling.

Lounge / Kitchen - 20' 1" x 16' 11" (6.12m x 5.16m) - L` shape room naturally dividing into lounge, dining and kitchen areas. The kitchen area is fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with a single drainer and mixer tap, space for fridge/freezer, plumbing for washing machine and dishwasher, fitted electric oven with a four ring gas hob. The lounge/dining area has double glazed windows, two radiators, wooden laminate floor, coved ceiling and twin opening double glazed doors to a Duchess style balcony.

Bedroom 1 - 10' 6" max x 10' 4" (3.20m max x 3.15m) - Double glazed window to the front, built-in double wardrobe, radiator, coved ceiling, door to:

En-Suite Shower Room - Suite comprising: tiled shower cubicle, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan.

Bedroom 2 - 10' 6" x 8' (3.20m x 2.44m) - Double glazed window to the front, built-in double wardrobe, radiator, coved ceiling.

Bathroom - Suite comprising: panelled bath, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail, extractor fan.

Outside - Echo Crescent is positioned in well-tended lawned communal gardens with inset display flower beds.

Parking - This property benefits from an allocated parking space.

Lease Details - The term of the lease for this property is 125 years from 1st April 2005. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the maintenance charge of £2,500 per annum.

### 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.



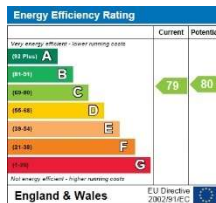
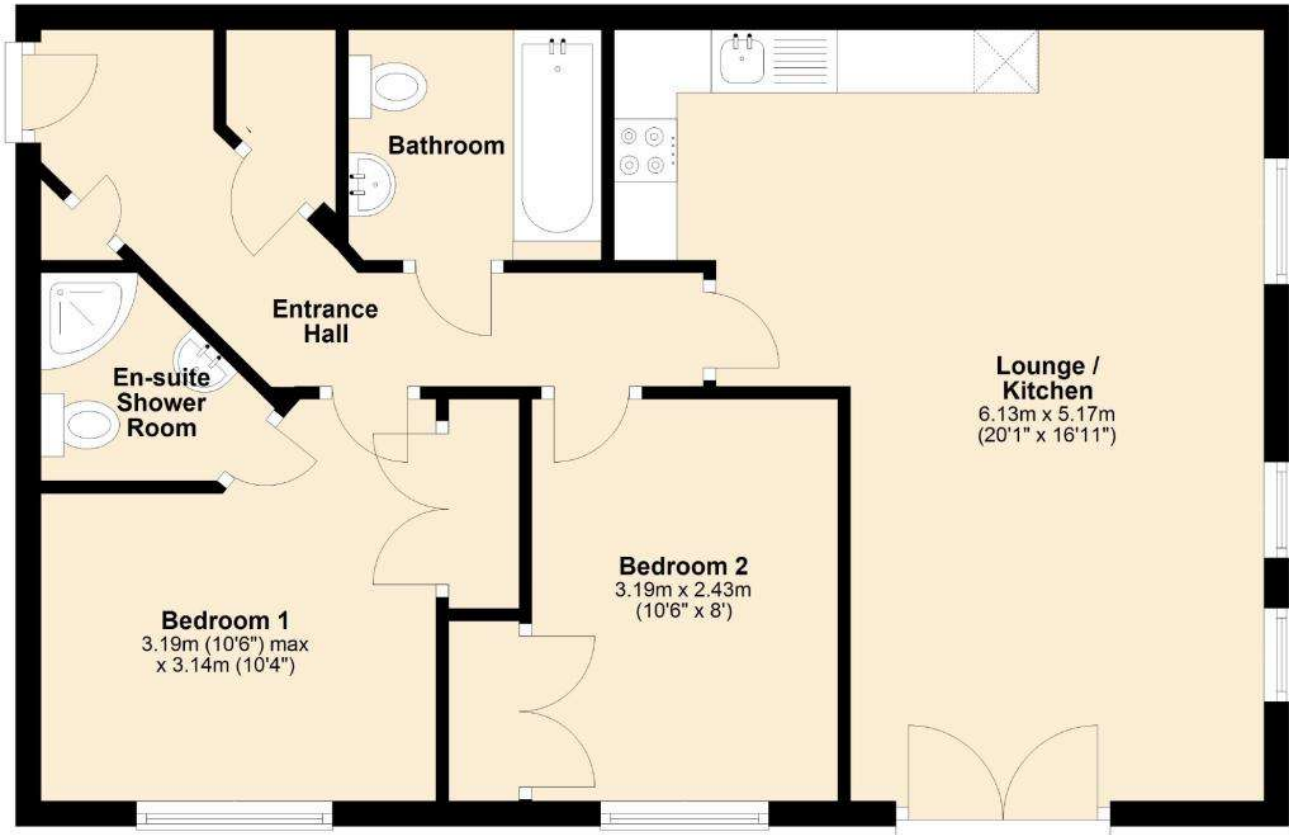






## First Floor

Approx. 59.6 sq. metres (641.5 sq. feet)



**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.



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