



## Asking Price £120,000

Novahomes are delighted to present this spacious one-bedroom ground floor flat, ideally situated in the convenient and central location of Grenville Road, St Judes. Just a short distance from Plymouth city centre and offering easy access to the A38, this well-presented property is perfect for first-time buyers or as a buy-to-let investment. The accommodation comprises a generous lounge, a well-proportioned double bedroom, a modern fitted kitchen/dining room, a small utility area, and a shower room. The property further benefits from gas central heating, double glazing, and a long lease of over 900 years. A standout feature of this home is its private rear garden. Contact Novahomes today to arrange a viewing.

# novahomes

Established 2008

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## Grenville Road, St Judes, PL4 9PZ

### Accommodation Comprises

#### Lounge 4.77m (15`8") x 4.56m (15`0")

Double glazed bay window to the front aspect. Feature fireplace with fitted gas fire. Radiator. Laminate flooring.

#### Hall

Laminate flooring. Radiator. Double glazed door to the rear courtyard.

#### Bedroom 3.83m (12`7") x 3.21m (10`6")

Storage cupboards to either side of the chimney breast. Double glazed window to the rear aspect. Radiator.

#### Kitchen 3.28m (10`9") x 3.05m (10`0")

Plus a further recess at one end. Base and eye level storage cupboards with wooden worktops. Inset sink and single drainer. Built in oven and hob. Plumbing for washing machine. Tiled floor .

#### Inner hall

Tiled floor. Door to the shower room.

#### Shower room 2.92m (9`7") x 1.51m (4`11")

Shower cubicle with fitted shower unit, pedestal wash hand basin and low flush WC. Cupboard housing the gas boiler. Heated towel rail.

#### Outside

At the rear is a paved patio. Gate gives access to the rear.

#### Council tax band

A

#### Lease

Information provided by the vendor.

Lease Term: Approximately 960 years remaining

Maintenance is split 50/50 with the first floor flat.

### Viewing Arrangements

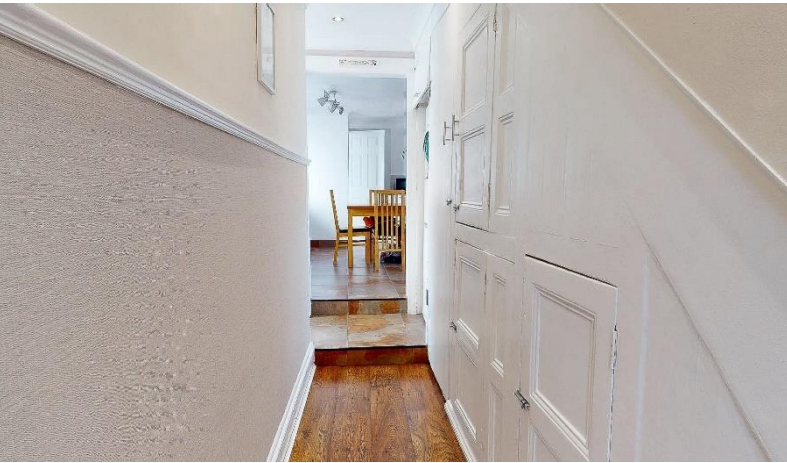
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.











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.

**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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