

Asking Price £136,950

Novahomes are delighted to welcome this light and spacious first floor flat to the market. The property comprises two bedrooms, spacious bay fronted lounge, kitchen/dining room and modern bathroom suite. Further benefits in electric heating and double glazing. At the rear of the property there lies an enclosed south facing shared courtyard garden. We highly recommend any early viewing to fully appreciate all the benefits it has to offer.

novahomes

Established 2008



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Cotehele Avenue, Prince Rock, PL4 9NG

Top Floor

UPVC double glazed door to:

Communal Hallway

Private entrance to the flat with stairs rising to the first floor:

Landing

Access to loft space with ladder and power, built in storage cupboard housing the water tank, door to:

Lounge

4.37m (14` 4") into bay x 3.32m (10` 11")

UPVC double glazed bay window to the front, wall mounted electric fireplace with wooden surround, electric storage heater.

Kitchen/Diner

5.06m (16` 7") max x 3.33m (10` 11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to the side, electric wall heater, uPVC double glazed door to the rear with steps descending to the shared enclosed courtyard.

Bedroom 1

3.58m (11` 9") x 3.20m (10` 6")

UPVC double glazed window to the rear, electric wall heater.

Bedroom 2

2.00m (6` 7") x 1.61m (5` 3")

UPVC double glazed window to the front, electric wall heater.

Bathroom

Fitted with three piece comprising panelled bath with fitted electric shower, pedestal wash hand basin above and low-level WC, tiled splashbacks, UPVC obscure double glazed window to the side.

Outside

At the rear of the property there lies a shared and full enclosed south facing courtyard garden with wooden courtesy gate and a metal roller door which provides access to the rear service lane.

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.

Lease – TBC

Ground Rent – TBC

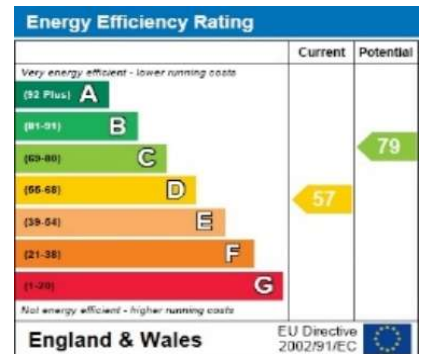
Service Charge - TBC







Ground Floor



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.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

