



Asking Price £139,950

Stylish and contemporary purpose built first floor apartment located within the popular residential area of Stoke close to local amenities, shops and bus routes and with easy access to Plymouth city centre. The accommodation briefly comprises two bedrooms one with en suite, bathroom, kitchen with integral appliances, open plan lounge and dining area with doors to balcony. The property has many benefits which include double glazing, gas central heating, external storage area and garage.

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Endeavour Court, Stoke, PL1 5AX

Accommodation Comprises

Ground Floor

Communal Entrance
Part glazed door into

Communal Hallway
Stairs to upper floors.

First Floor

Private Hallway
Double glazed window to the side aspect.

Flat Entrance
Wooden door into

Hallway:
Wall mounted entry phone system, purpose built storage cupboard, radiator, further storage cupboard, double glazed window to the front aspect, doors off to

Open Plan Living Accommodation

Lounge/Dining Area
Radiator, power points, laminate flooring, double glazed doors giving access to the balcony.

Kitchen Area
Range of matching black high gloss fronted wall and base units with roll top work surfaces, stainless steel single drainer sink unit, tiled splash backs, four ring gas hob with extractor over, built in electric oven, integral washer/dryer, breakfast bar, integral fridge/freezer, cupboard housing boiler, laminate flooring, double glazed window to the rear aspect.

Master Bedroom
c.15` 0" x 9` 8" (4.57m x 2.95m)
Radiator, power points, double glazed window to the rear aspect, door to

En suite
Single shower cubicle, low level WC, wash hand basin, radiator.

Bedroom Two
c.8` 5" x 7` 11" (2.57m x 2.41m)
Radiator, double glazed window to the rear aspect.

Bathroom
Luxury white bathroom suite comprising panelled bath, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail.

Outside

Garage:
Up and over door and storage area.

Other

Council Tax Band B

Lease is over 100 years left we have been told and the ground rent per year is £225 with a service charge of £935

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 Plus) A			
(81-91) B			
(69-80) C		81	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

