




**DC**  
LANE

SELL • LET • MANAGE

Grassendale Avenue, Plymouth, PL2 2JL

£170,000 Leasehold

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£170,000

# Grassendale Avenue

Plymouth, PL2 2JL

- Modern Purpose Built Apartment
- Open Plan Living
- Private Entrance
- Allocated Parking
- No Onward Chain
- Two Double Bedrooms
- Beautifully Presented
- Balcony
- NHBC Warranty Available
- Council Tax Band A

DC Lane are thrilled to present to the market this immaculate two bedroom second floor apartment located in the popular regenerated development of North Prospect PL2. Ideally placed for local amenities, there is convenient access to major routes in all directions including the City Centre, A38 and into Cornwall.

Beautifully presented this modern property offers open plan living and boasts natural light throughout. Private entrance directly into the hallway leads into the generous open plan kitchen/dining living room featuring a well appointed kitchen, dual aspect allowing light to flood through and two doors opening onto the balcony from the kitchen and the dining area. There are two good size double bedrooms serviced by a modern bathroom with shower over and two deep storage cupboards. External attributes are the balcony boasting views of the local area and allocated parking for one vehicle. Steps lead to the apartment door whereby other residents have gated this area making an external private entrance at the base of the steps. There is also a communal secure bike shed aswell as a communal lawned area.

This superb apartment is beautifully presented and offers 3 years of the remaining NHBC Warranty. Offered with no onward chain this would make an ideal property as a first time buy or a buy to let, a viewing is highly recommended.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## First Floor

Open Plan Living	22'0" x 16'2" (6.71 x 4.95)
Bedroom One	11'5" x 12'6" (3.49 x 3.82)
Bedroom Two	10'0" x 10'8" (3.06 x 3.26)
Bathroom	6'2" x 7'4" (1.90 x 2.26)
Balcony	





## Directions

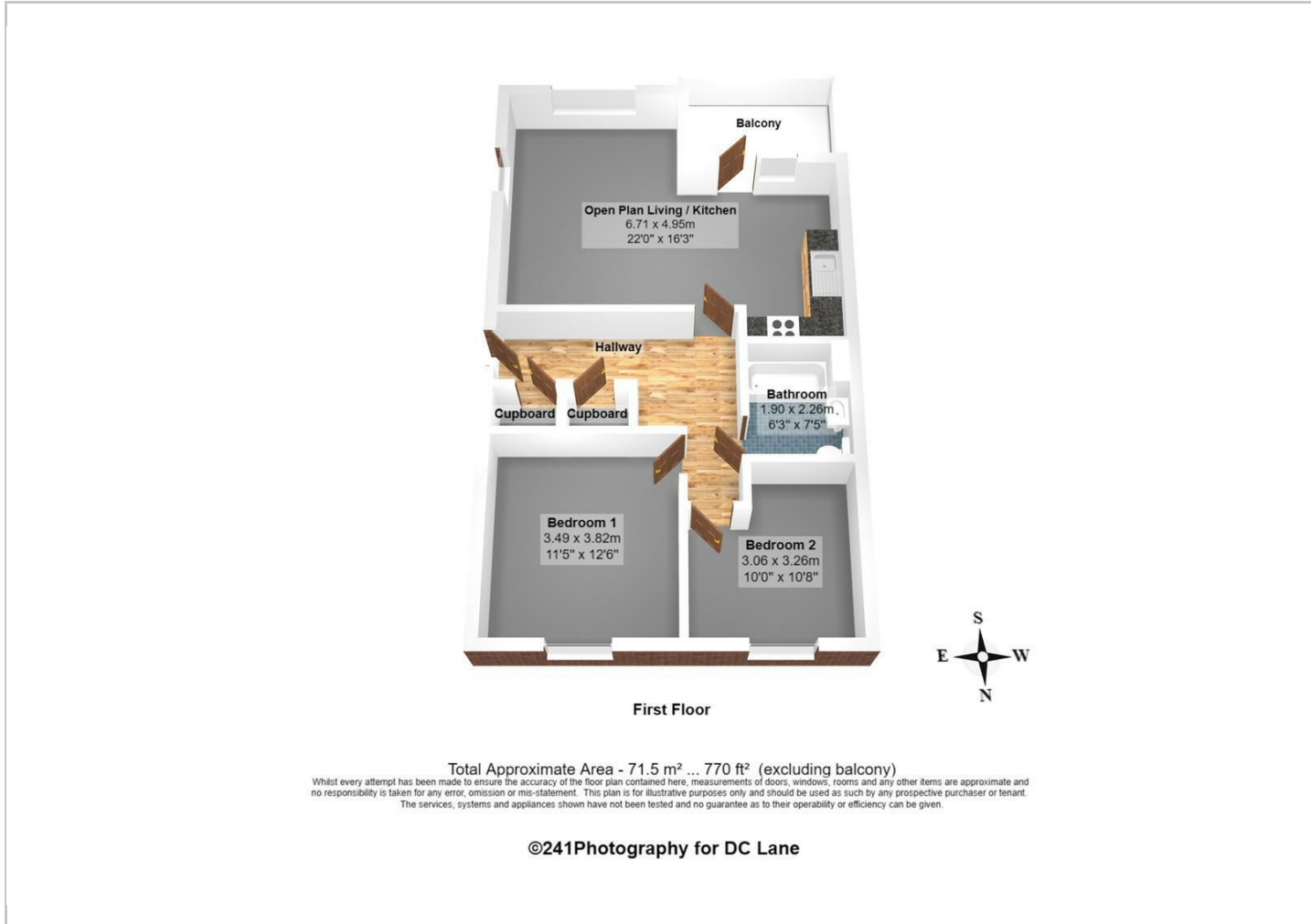
From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and Continue straight onto Weston Park Rd for 0.7 mi. Continue onto Ham Dr Go through 5 roundabouts 1.2 mi At the roundabout, take the 1st exit onto N Prospect Rd Turn right onto Overdale Rd Turn right onto Foliot Rd turn slightly left and becomes Grassendale Ave Turn left to stay on Grassendale Ave

**Council Tax Band: A**

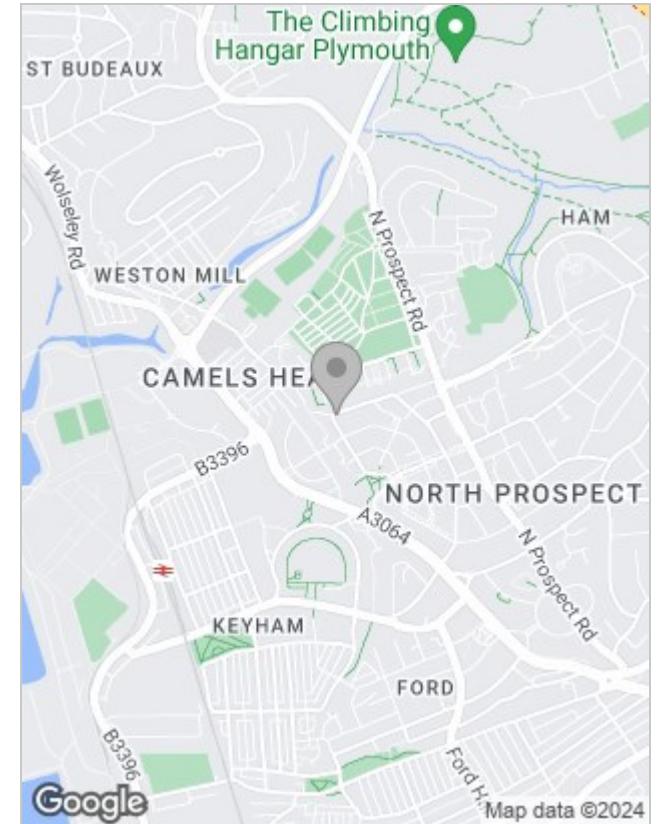




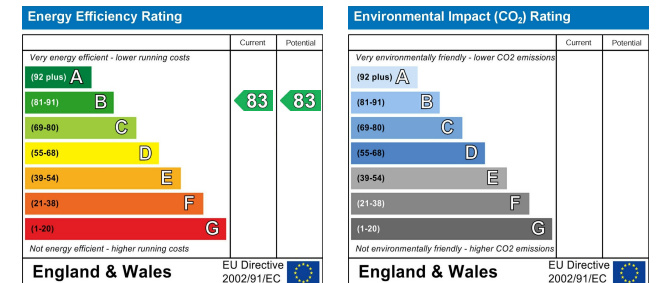
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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