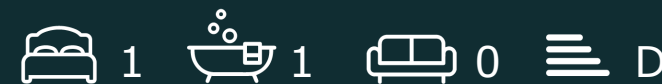


DC  
LANE

SELL • LET • MANAGE

Elm Road, Plymouth, PL4 7BA  
£119,950 Leasehold - Share of Freehold





£119,950

# Elm Road

Plymouth, PL4 7BA

- First Floor Apartment
- One Double Bedroom
- Modern Shower Room
- New 999 Year Lease
- No Onward Chain
- Mannamead Location
- Generous Reception Room
- Share Of Freehold
- Electric Heating
- Council Tax Band A

DC Lane are delighted to present this delightful apartment located in Mannamead close to Mutley Plain, within walking distance to the City Centre and easy access to The A38.

Positioned on the first floor and flooded with natural light, the accommodation comprises of a fitted kitchen, modern shower room, stairs rising to a double bedroom and generous reception room with the rear aspect enjoying far reaching elevated views of the local area. The property is warmed by electric heating.

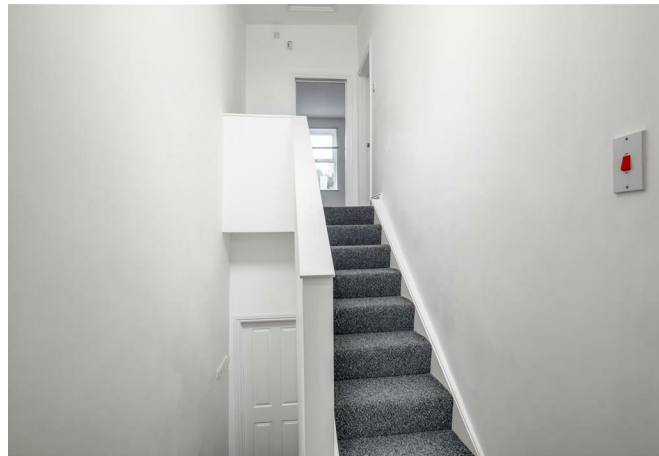
Whether you're a first-time buyer, downsizing, or looking for a great investment opportunity, this apartment in Mannamead is a must-see and a viewing is highly recommended.

Please note a share of the freehold and new 999 year lease is currently being created to coincide with the sale.



## First Floor

Lounge/Diner	17'4" x 14'7" (5.29 x 4.47)
Bedroom	11'3" x 12'11" (3.44 x 3.94)
Shower Room	4'7" x 4'7" (1.42 x 1.41)
Kitchen	10'8" x 8'0" (3.27 x 2.45)





## Directions

From the office turn right onto Mannamead Rd/B3250 0.2 mi Turn right onto Elm Rd 0.1 mi and the property can be found on the right.

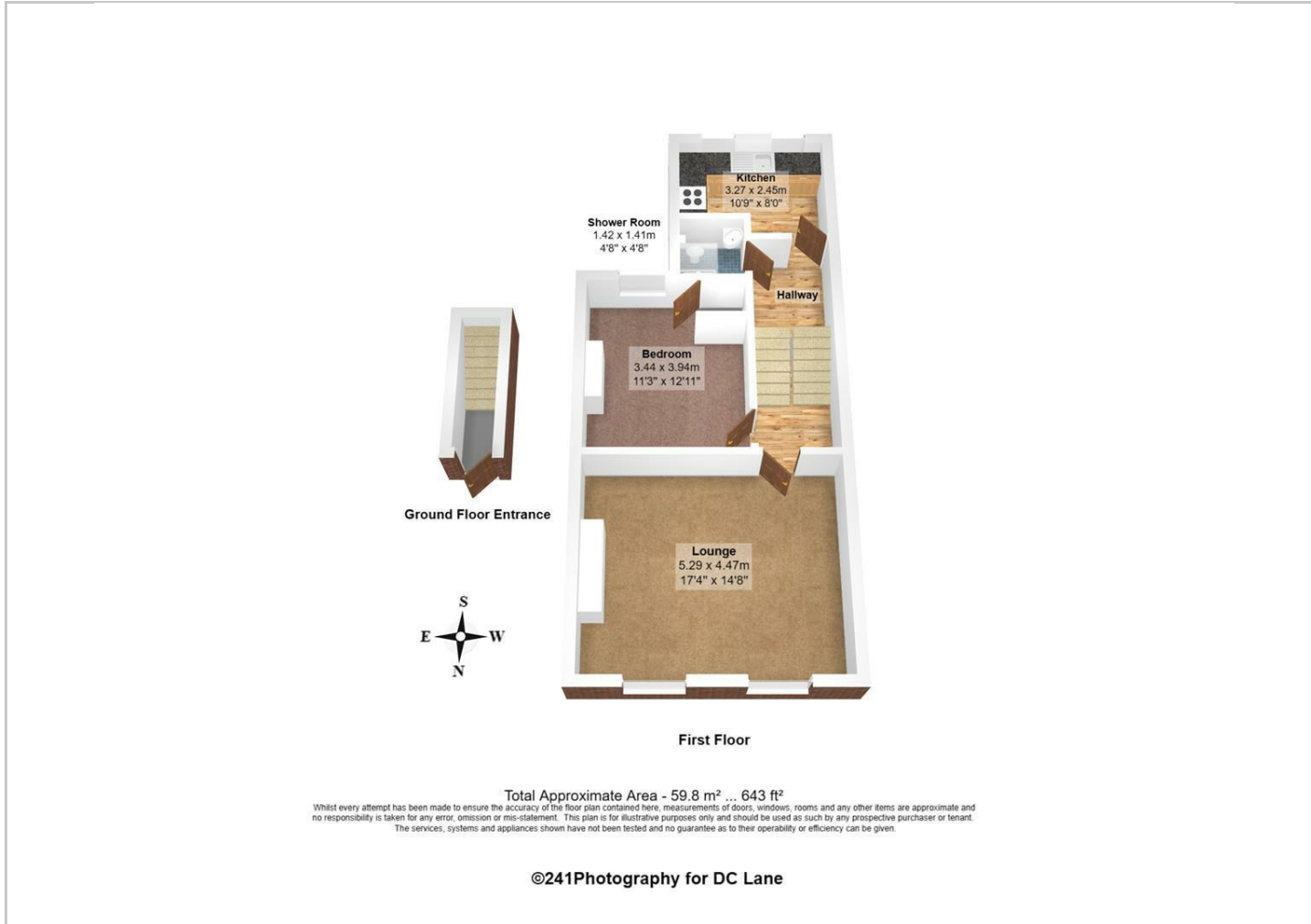
**Council Tax Band: A**

## Scan for Material Information





## Floor Plans

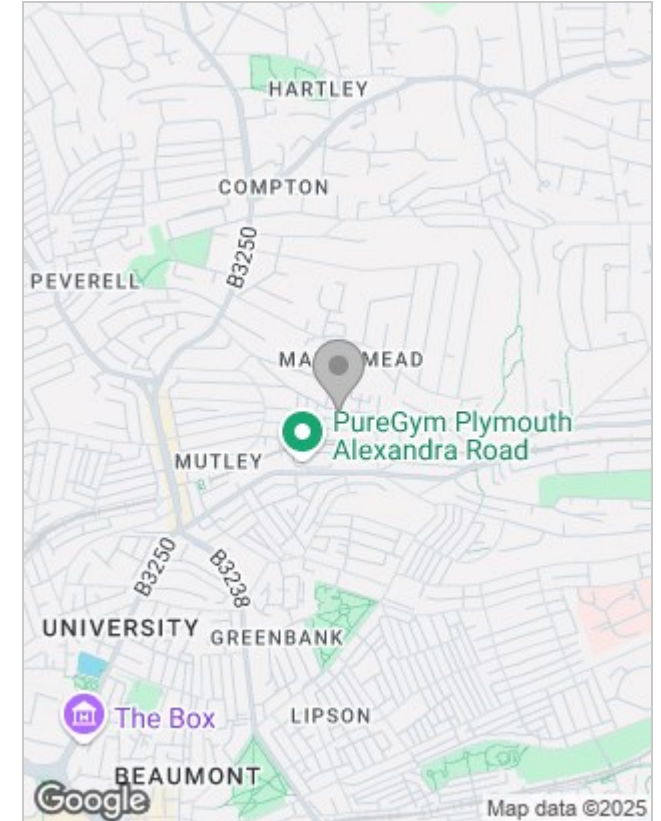


## Viewing

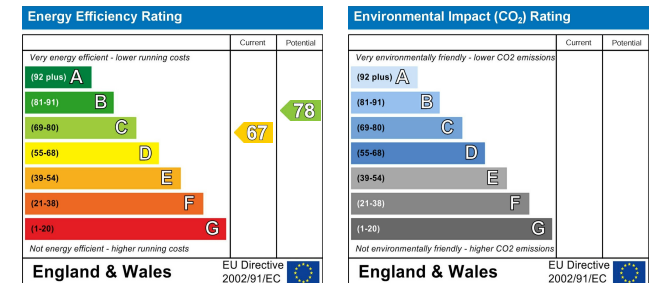
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk