



**DC**  
LANE

SELL • LET • MANAGE

Milford Lane, Plymouth, PL5 4JP  
£105,000 Leasehold

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£105,000

# Milford Lane

Plymouth, PL5 4JP

- Ground Floor Flat
- Holly Park Location
- Spacious Accommodation
- Purpose Built Block
- No Onward Chain
- Two Bedrooms
- Views of Tamar Estuary
- 108 Year Lease
- Ideal FTB/BTL
- Council Tax Band A

DC Lane are delighted to present this purpose built two bedroom flat in the Holly Park area of Plymouth, close to local amenities, nature reserves and within easy access to the A38 and major routes.

Positioned on the ground floor the property boasts views of the Tamar Estuary from the front facing rooms. Accommodation comprises of lounge with fire, two double bedrooms, bathroom with shower over and modern fitted kitchen. The property also benefits from gas central heating and double glazing.

With no onward chain we believe this property would make an ideal First Time Buy or Buy To Let and 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)



## Ground Floor

Lounge/Diner	13'10" x 13'4" (4.23 x 4.08)
Kitchen	7'6" x 10'4" (2.30 x 3.16)
Bedroom One	10'2" x 14'2" (3.10 x 4.33)
Bedroom Two	9'8" x 11'0" (2.97 x 3.36)
Bathroom	6'5" x 7'3" (1.96 x 2.23)





### **Directions**

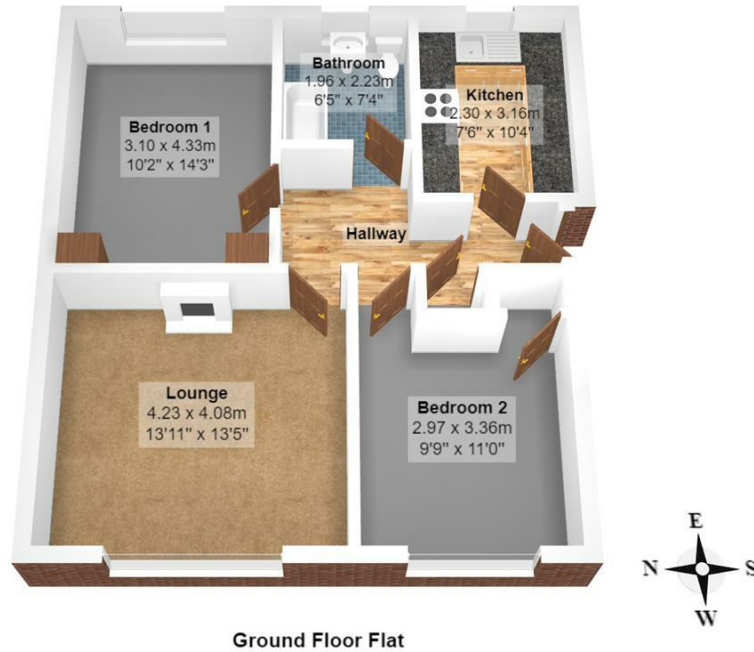
From the A38 Westbound: Take the exit towards St Budeaux/Ernesettle, at the first Roundabout take the 4th exit onto B3413, at the second Roundabout, take the second exit. Turn left onto Budshead Road. At the roundabout, take the 2nd exit and stay on Budshead Road. Turn left onto Milford Lane and the property can be found on the right.

**Council Tax Band: A**





## Floor Plans



Total Approximate Area - 64.1 m<sup>2</sup> ... 690 ft<sup>2</sup>

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

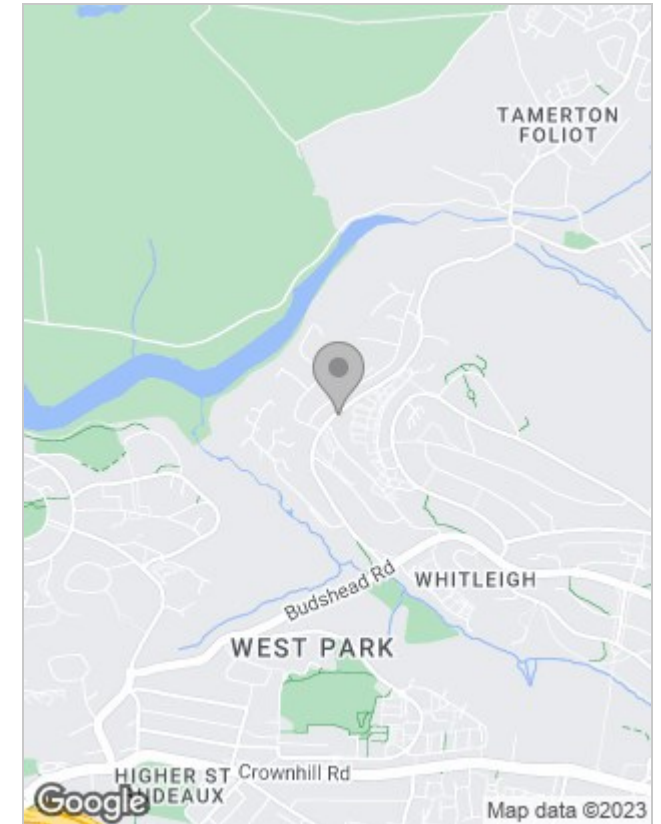
©241Photography for D C Lane

## Viewing

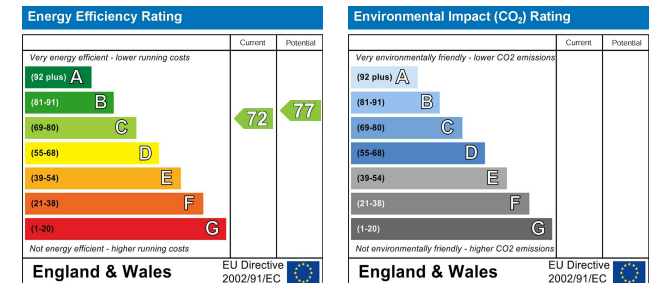
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



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