Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



Flat 5 74 Chapel Street

Devonport, Plymouth, PL1 4TH

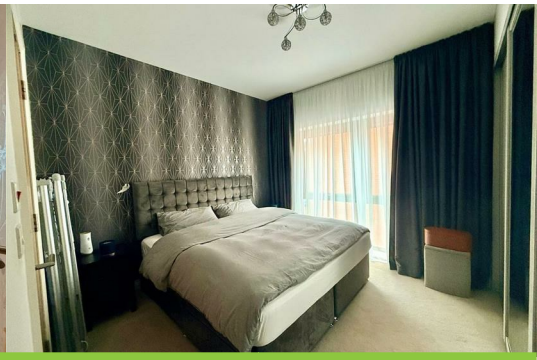
£170,000

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A stunning show-home standard, first floor apartment offering bright & spacious open-plan living. The accommodation briefly comprises an entrance hall, open-plan living room/kitchen/dining room, 2 double bedrooms, ensuite shower room & bathroom. Allocated parking. Double-glazing & central heating. Conveniently situated close to the town centre, local shops & schools.







74 CHAPEL STREET, PLYMOUTH, PL1 4TH

ACCOMMODATION
Communal entrance leading to the stairway, with a lift to the first floor. A passage leads through to Flat 5. Private entrance door leading into the entrance hall.

ENTRANCE HALL 8'6 x 6' (2.59m x 1.83m)
Providing access to the accommodation. Built-in storage cupboard housing the RCD, with plumbing for a washing machine and fitted shelves.

OPEN-PLAN LIVING/KITCHEN/DINING ROOM 19'7 x 12'4 (5.97m x 3.76m)
2 large double-glazed windows overlooking the front offering plenty of light into the room. The lounge area is carpeted and the kitchen area has vinyl flooring. The lounge area has a TV point. The kitchen is well-fitted with a range of high-gloss modern units comprising eye-level wall cupboards with matching base cupboards and drawers with laminate work surfaces and matching up-stands. Inset stainless-steel one-&-a-half bowl single-drainer sink unit with mixer tap. Integrated appliances include a 4-ring induction hob with a stainless-steel extractor canopy over, electric oven, built-in fridge-freezer with matching door front and a built-in dishwasher also with a matching door front. One of the cupboards houses the gas boiler which serves both the central heating and the domestic hot water. Inset ceiling spotlights.

BEDROOM ONE 11'11 x 10'5 into the door recess (3.63m x 3.18m into the door recess)
Double-glazed window. Floor to ceiling built-in triple wardrobe fitted with hanging rail and shelving and with sliding doors, one of which is mirrored.

ENSUITE SHOWER ROOM 7'10 x 4' (2.39m x 1.22m)
Fitted with a 3-piece suite comprising a fully-tiled shower cubicle with an electric shower, low level wc with a concealed cistern and wash hand basin with a mixer tap. Fitted wall mirror. Chrome towel rail/radiator. Extractor fan. Inset ceiling spotlights.

BEDROOM TWO 11'2 x 10'5 (3.40m x 3.18m)
Double-glazed window. Floor to ceiling built-in triple wardrobe fitted with hanging rail and shelving and with sliding doors, one of which is mirrored.

FAMILY BATHROOM 6'11 x 6' (2.11m x 1.83m)
Fitted with a 3-piece suite comprising a panel bath with a tiled surround, mixer tap and shower head attachment, low level wc with a concealed cistern and pedestal wash hand basin with mixer tap. Fitted mirror. Chrome towel rail/radiator. Tiled floor. Partly-tiled walls. Inset ceiling spotlights.

OUTSIDE
Private allocated parking space.

COUNCIL TAX
Plymouth City Council
Council tax band: B

AGENT'S NOTE
The property is leasehold with 992 years remaining on a 999 year lease. The ground rent is £88 per annum and the service charge is £2,300 per annum. The fees are paid 6-monthly.

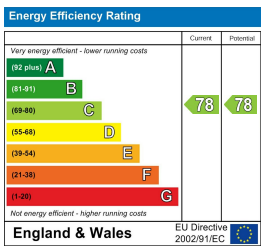
Area Map

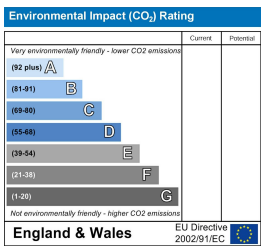


Floor Plans



Energy Efficiency Graph





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