



## 187 Brittany Street

Stonehouse, Plymouth, PL1 3FP

**£145,000**



Spacious & well-presented top floor apartment with accommodation comprising open-plan living room & kitchen, 2 double bedrooms, family bathroom & master ensuite shower room. Walk-out balcony with views to Mount Edgecombe. 1 allocated parking space.





BRITTANY STREET, STONEHOUSE, PL1 3FP

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 13'7 x 6'1 (4.14m x 1.85m)

Providing a spacious approach to the accommodation. Loft hatch. Cloak area with hanging rail, shelf above and shoe drawers beneath. Cupboard.

OPEN-PLAN LIVING ROOM/KITCHEN 18'7 x 15'8 (5.66m x 4.78m)

Open-plan reception room with ample space for seating and dining. The kitchen area is fitted with a range of base and wall-mounted cabinets with matching fascias and work-surfaces. Built-in double-oven. Inset hob with a stainless-steel splash-back and cooker hood above. Single drainer one-&-half bowl stainless-steel sink unit. Space for free-standing fridge-freezer. Built-in washing machine. Double doors open onto a balcony providing nice views over the surrounding area towards Mount Edgecombe.

BEDROOM ONE 12'2 x 11'8 to rear of wardrobe (3.71m x 3.56m to rear of wardrobe)

Full-height window to the rear elevation with views. Recessed wardrobe with sliding mirror doors. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'5 x 4'6 (1.96m x 1.37m)

Generous shower enclosure with bi-folding glass doors, wc and wash handbasin. Partly-tiled walls. Wall-mounted mirror.

BEDROOM TWO 12'1 x 11'5 (3.68m x 3.48m)

Full-height window to the rear with views.

FAMILY BATHROOM 6'8 x 6'3 (2.03m x 1.91m)

White suite comprising bath with a shower system fitted over and a glass screen, wc and wash handbasin. Partly-tiled walls. Wall-mounted mirror.

COUNCIL TAX

Plymouth City Council  
Council tax band C

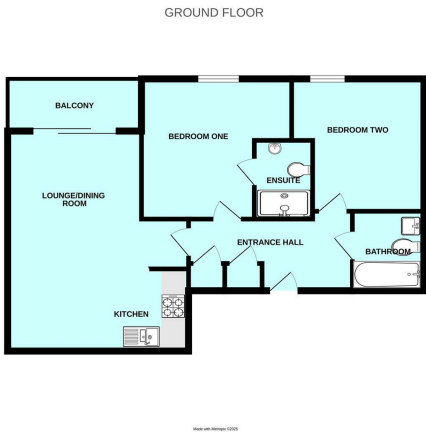
AGENT'S NOTE

The property is leasehold with 233 years remaining on a 250 year old lease. The service charge last year was £2056.76.

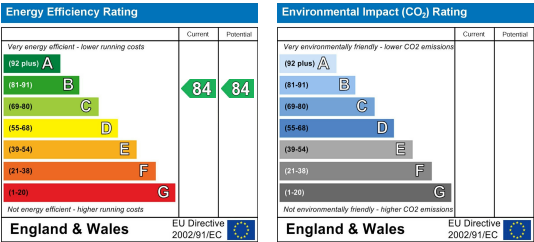
Area Map



Floor Plans



Energy Efficiency Graph



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