



## 32 Batts Combe Mews

Saltram Meadow, Plymouth, PL9 7GJ

£169,950



Superbly-presented & conveniently positioned purpose-built ground floor flat in a lovely location close to the Plym Estuary and Saltram. The accommodation comprising an entrance hall, generous open-plan living room with 2 walk-in bay windows, fitted kitchen, double bedroom, bathroom & large walk-in cupboard off the hallway. Parking. Double-glazing & central heating.



## BATTS COMBE MEWS, SALTRAM MEADOW, PL9 7GJ

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 11'3 x 3'6 (3.43m x 1.07m)

Providing access to the accommodation. Tiled floor. Access to the walk-in cupboard.

### WALK-IN CUPBOARD 5'2 x 3'7 (1.57m x 1.09m)

Shelving and hanging rail. Lighting.

### OPEN-PLAN LIVING ROOM 18'8 x 17'7 into bay (5.69m x 5.36m into bay)

A superb open-plan room which is dual aspect with 2 walk-in bay windows plus an additional windows. All of the windows have fitted blinds. Ample space for seating and dining. Doorway opening into the kitchen.

### KITCHEN 14'4 x 7'4 (4.37m x 2.24m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and splash-backs. Inset stainless-steel one-&-a-half bowl sink unit with a work-top mounted mixer tap. Built-in oven and hob with a matching splash-back. Integral fridge-freezer, dishwasher and washer-dryer. 2 windows.

### BEDROOM 11'7 x 10'3 (3.53m x 3.12m)

Window with fitted blinds.

### BATHROOM 6'4 x 7'3 (1.93m x 2.21m)

Comprising a bath with a shower system over and a glass shower screen, pedestal basin and wc. Mirrored bathroom cabinet. Tiled floor. Partly-tiled walls. Obscured window.

### OUTSIDE

Parking. Communal gardens.

### AGENT'S NOTE

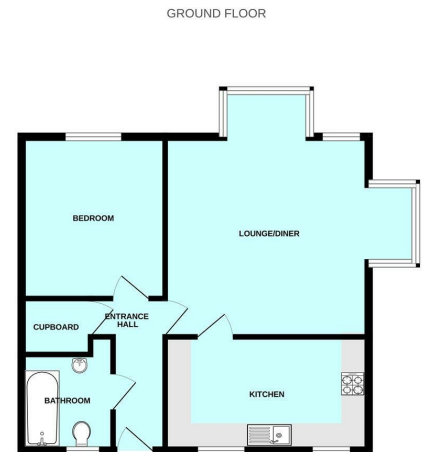
The property is leasehold. The lease is 999 years with 994 years remaining. There is annual service charge of approximately £1300 paid as £132 per month.

Plymouth City Council. Council tax band B.

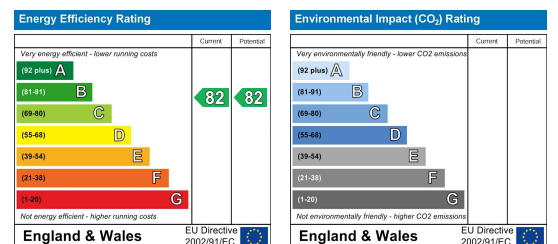
### Area Map



### Floor Plans



### Energy Efficiency Graph



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