



Flat 2 Cloudsleigh Lodge

Hartley, Plymouth, PL3 5QF

£240,000



Spacious self-contained ground floor apartment, set in a modern purpose-built building. Door entry phone system & communal hall into the flat. Here, with L-shaped hall, generous sized lounge/dining room with wide bay window, fitted integrated kitchen, 2 double bedrooms, a master with en-suite shower room, both bedrooms with French doors to the rear, a carefully maintained bathroom/wc, allocated parking space, use of a carefully maintained communal gardens & grounds.



CLOUDSLEIGH LODGE, BAINBRIDGE AVENUE, PL3 5QF

LOCATION

Found in this popular established residential area of Hartley with a good variety of local services & amenities to hand. There is convenient access into the city & close-by connections to major routes in other directions.

ACCOMMODATION

New intercom system via secure door into:

GROUND FLOOR

COMMUNAL HALL

Door to:

APARTMENT TWO

HALL

L-shaped. Consumer unit. Useful storage cupboard. Entry phone handset.

LOUNGE/DINER 19'3 max x 19'2 (5.87m max x 5.84m)

Bay window to the front. Feature fireplace. Serving hatch to the kitchen.

KITCHEN 11'5 x 8'2 (3.48m x 2.49m)

Fitted kitchen with a good range of cupboard & drawer storage. Integrated appliances include: NEFF oven/grill, Beko 4 ring stainless steel gas hob with illuminated extractor hood over, upright fridge/freezer & stainless steel sink.

MASTER BEDROOM 10'11 x 9'4 (3.33m x 2.84m)

French doors open up to the rear communal garden. Built-in wardrobe. Door to:

EN-SUITE SHOWER ROOM 8'9 x 2'11 (2.67m x 0.89m)

Shower with thermostatic control & extractor fan over. Pedestal wash-hand basin. Wc.

BEDROOM TWO 11'9 x 8'9 maximum (3.58m x 2.67m maximum)

French doors overlook & open to the rear communal gardens. Fitted wardrobe & built-in wardrobe.

BATHROOM 6'11 x 5'6 (2.11m x 1.68m)

Quality white suite with twin-grip panelled bath with mixer tap & shower attachment. Pedestal wash-hand basin. Wc.

EXTERNALLY

Well kept communal gardens & grounds. Private parking space opposite front marked '2'. Visitor parking spaces.

TENURE

Lease hold for a term of 999 years from 1999. Ground rent: £200 per annum. Management charge: £1,560 per annum. No pets allowed. Sub-letting is allowed. Sinking fund in place.

COUNCIL TAX

Plymouth City Council

Council Tax Band: D

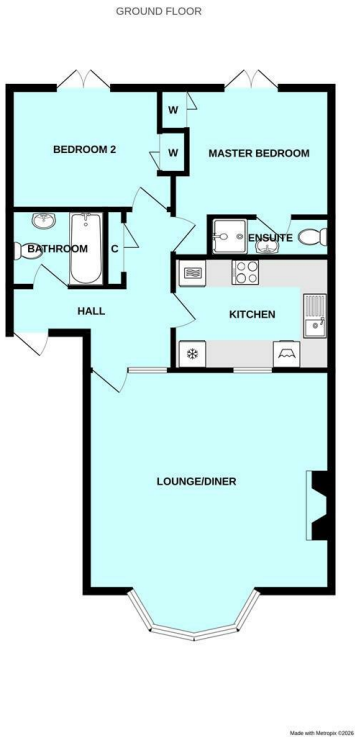
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

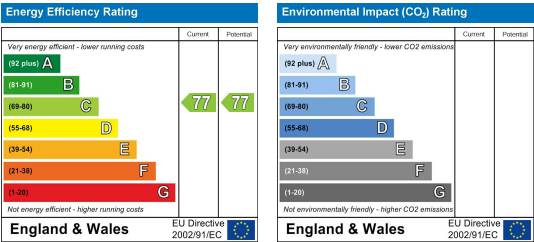
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.