



86 Lockington Avenue

Hartley, Plymouth, PL3 5QQ

£140,000



A first floor purpose built apartment located in a tucked away position in Hartley. The accommodation comprises entrance hall, open plan lounge/diner, kitchen, bathroom & 2 bedrooms. The property has uPVC double-glazing & gas central heating. Lovely communal gardens to the front & rear. No chain.



LOCKINGTON AVENUE, PLYMOUTH, PL3 5QQ

COMMUNAL ENTRANCE

Wooden door opening up into the vestibule.

ENTRANCE VESTIBULE 3'1" x 2'11" (0.94 x 0.91)

Door opening into the entrance hall.

ENTRANCE HALL 14'11" x 3'1" (4.57 x 0.95)

Doors providing access to the lounge/diner, kitchen, bedroom one and two and the bathroom.

LOUNGE/DINER 21'1" x 12'9" (6.45 x 3.91)

A dual aspect room with uPVC double-glazed windows to the front and rear elevations. The window to the rear elevation overlooks the communal gardens. Serving hatch into the kitchen. Air circulation system.

KITCHEN 8'5" x 7'6" (2.58 x 2.31)

Matching base and wall-mounted units with roll-edged work surfaces and tiled splash-backs. Inset stainless-steel single drainer sink unit. Inset 4-ring induction hob with a stainless-steel cooker hood over. Fitted oven. Space for an upright fridge-freezer. Space for a washing machine. Wood-effect vinyl flooring. uPVC double-glazed window to the front elevation.

BEDROOM ONE 10'8" x 9'7" (3.27 x 2.93)

uPVC double-glazed window to the rear elevation overlooking the communal gardens.

BEDROOM TWO 9'7" x 7'4" (2.94 x 2.26)

uPVC double-glazed window to the rear elevation overlooking the communal gardens.

BATHROOM 7'6" x 6'4" (2.31 x 1.95)

Matching white suite comprising a panel bath with a mixer shower attachment, pedestal wash hand basin and a close coupled wc. Door to a shelved airing cupboard. Tiled-effect vinyl flooring. Tiled walls. Obscured uPVC high level window to the front elevation.

OUTSIDE

The property is approached via twin access points. From the front steps lead down to the entry system into the communal hallway. From the communal hallway a door to the rear provides access to the communal gardens. A staircase leads up to the first floor, where the flat is located. The rear communal garden is mainly laid to lawn together with some shrub and hedge borders.

COUNCIL TAX

Plymouth City Council
Council tax band A

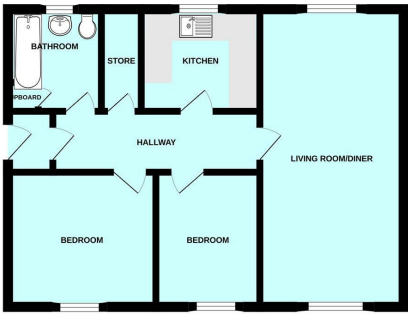
AGENTS NOTE

Lease term 999 years with 952 remaining. Hartley Park Management LTD. £1600 all in, grounds maintenance & building insurance.

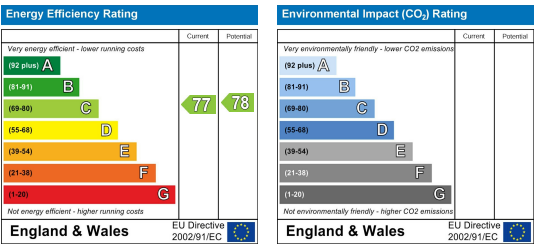
Area Map



Floor Plans



Energy Efficiency Graph



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