



## 52 Echo Crescent

Manadon, Plymouth, PL5 3UQ

£160,000



The property built circa 2007 & this being the top floor flat of 1 of 6 similarly styled apartments in this unit & approached through a communal entrance door with secure access. A well presented flat with uPVC double-glazing & gas central heating. Light & airy accommodation with spacious living room incorporating lounge/dining room & fitted kitchen, 2 double bedrooms with wardrobes, master with en-suite shower room & bathroom/wc. Privately owned single garage with parking space in front. Communal gardens & grounds.



ECHO CRESCENT, MANADON PARK, PLYMOUTH, PL5 3UQ

LOCATION

Tucked away in Manadon Park in a relatively quiet position with outlook over communal gardens & grounds. A view looking down to the privately owned garage & parking space in front. Manadon Park comprising clever conversion of the original navy college. A convenient position with easy access into the city & close by connection to major routes in other directions.

ACCOMMODATION

A uPVC double-glazed door with secure access opens into the communal ground floor hall with staircase rising to 3rd floor apartment. Here the apartment itself with central hall & useful storage cupboards, one of which housing the consumer unit. A spacious open-plan living room with 2 sets of French doors & Juliette balcony's with outlook to the side & front over communal gardens & grounds. Incorporating a modern fitted integrated kitchen with a good range of storage cupboards, work surfaces, Ideal Instinct gas fired boiler servicing the central heating & domestic hot water & integrated appliances include an LG washing machine, 1.5 bowl sink unit, Hotpoint 4 ring gas hob with extractor hood over & Hotpoint electric oven under. A generous-sized master bedroom with built-in wardrobe & en-suite shower room with shower, wc & wash hand basin. A second double bedroom with built-in wardrobe & a bathroom with bath, wc & wash hand basin.

Externally having the benefit & use of communal gardens & grounds. On the opposite side a privately owned garage with window to the rear & private parking space in front.

HALL

LOUNGE/DINING ROOM/KITCHEN 20' x 16'10 max (6.10m x 5.13m max)

MASTER BEDROOM 10'3 x 10' max (3.12m x 3.05m max)

EN-SUITE SHOWER ROOM 7'6 x 5'6 max (2.1.83m x 1.68m max)

BEDROOM TWO 10' x 8' (3.05m x 2.44m)

BATHROOM 6'8 x 5'7 (2.03m x 1.70m)

GARAGE 17'11 x 8'7 (5.46m x 2.62m)

TENURE

The property is held on a Leasehold basis with 125 year lease commenced on 29th June 2007 with 107 years remaining. The ground rent of £150 per annum payable in 2 instalments. An annual service charge circa £2,000 per annum. The garage let on a similar lease commenced the same year.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

SERVICES

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

Area Map



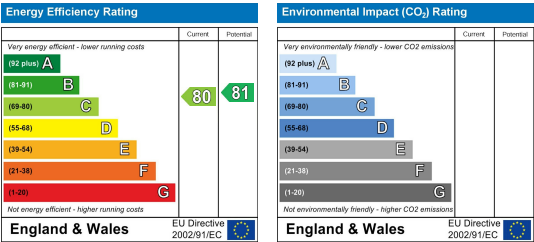
Floor Plans



GROUND FLOOR



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 firms employment has the authority to make or give any representation or warranty in respect of the property.