



## 117 Ladysmith Road

Mount Gould, Plymouth, PL4 7NW

£90,000



A ground floor flat being sold vacant with no onward chain, one of 3 self-contained flats created in this building. There is level access via a shared pathway & a communal hall providing well proportioned accommodation comprising a spacious lounge/dining room, a fitted kitchen A generous-sized double bedroom & bathroom with white suite. Externally a private level front area of garden & to the rear a shared path giving access to the middle set area of private back garden.





LADYSMITH ROAD, MOUNT GOULD, PLYMOUTH, PL4 7NW

ACCOMMODATION

LOCATION

Occupying a convenient position close to Mount Gould hospital with bus routes nearby, a variety of local shops, Mutley Plain and the City Centre not far away.

COMMUNAL LOBBY 6' x 5'8 maximum (1.83m x 1.73m maximum)

Mains gas & electric meters. Doors into the first floor flat.

GROUND FLOOR FLAT

HALL 8'3 x 7'3 maximum (I-shaped) (2.51m x 2.21m maximum (I-shaped))

Storage cupboard under stairs.

LOUNGE/DINING ROOM 15'11 x 11' maximum (4.85m x 3.35m maximum)

Focal feature fireplace. Wide bay window with panoramic views.

KITCHEN 8'5 x 6'11 (2.57m x 2.11m)

Houses the Ideal gas fired boiler servicing the central heating & domestic hot water. Moffat 4 ring gas hob with extractor hood over with Amica electric fan assisted oven under.

BEDROOM 16'2 maximum x 12'4 (4.93m maximum x 3.76m)

Window to the front.

BATHROOM 6'11 x 5'5 maximum (2.11m x 1.65m maximum)

Comprising bath with Mira electric heated shower over, wc & wash hand basin.

TENURE

Leasehold. A lease of 199 years from 09/12/1982, around 156 years remaining. Maintenance of the outside/communal areas are on an ad-hoc basis.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: A

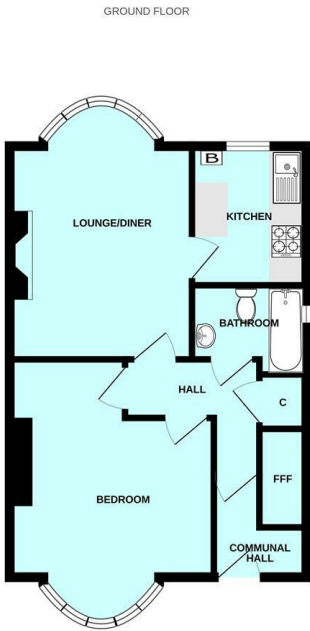
SERVICES

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

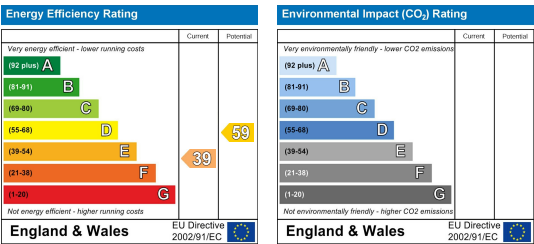
Area Map



Floor Plans



Energy Efficiency Graph



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