



101 White Friars Lane

St. Judes, Plymouth, PL4 9RA

Guide Price £140,000



GUIDE PRICE £140,000 - £150,000. A well-presented top-floor apartment with parking for 2 vehicles is situated in a quiet development just a short walk from the City Centre & Barbican. This chain-free property has been redecorated throughout with new carpets & a new bathroom. The modern kitchen includes appliances. It has an abundance of natural light with sliding doors opening onto a Juliette balcony.



WHITE FRIARS LANE, ST JUDES, PLYMOUTH, PL4 9RA

LOCATION

White Friars Lane is a peaceful development with a wide range of local amenities nearby, including the green space of Beaumont Park.

ACCOMMODATION

Entry is gained to this small block of 5 apartments via a uPVC double-glazed door with secure access. The airy, open-plan living room with patio doors leading onto the Juliette balcony, incorporates a modern fitted kitchen with Ideal Logic boiler, washing machine, fridge & freestanding gas cooker.

The apartment has 1 double bedroom & a modern, newly fitted bathroom with LED illuminated mirror cabinet with anti-fog, dimmer, touch sensor & shaver socket above the vanity unit. A large, secure, walk-in storage cupboard with shelving is located immediately outside in the hallway.

The garage, which can be accessed internally has a shelved alcove, lighting & power at the rear, providing the opportunity to plug in items such as a freezer. The private drive leading to the garage provides sufficient space to park a larger vehicle.

LOUNGE 12'9" x 10'5" (3.90m x 3.18m)

Radiator. Double-glazed sliding patio doors lead out onto the front balcony. Opening leading into the kitchen.

KITCHEN 10'5" x 5'3" (3.18m x 1.62m)

A series of matching eye level & base units. Roll edge work surfaces. Space for washing machine, under-counter fridge & cooker. Wall mounted gas boiler. Please note that the white goods in situ will be included in the sale price of the property.

INNER LOBBY

Door to the bedroom & bathroom.

BEDROOM 12'9" x 8'5" (at widest points) (3.90m x 2.58m (at widest points))

Radiator. Double-glazed window to the front.

BATHROOM 8'4" x 5'2" (2.56m x 1.60m)

White modern suite comprising low level toilet, bath with shower screen, shower unit & spray attachment. A sink unit & vanity cupboard with mirror & vanity light. Double-glazed window to the rear. Radiator.

GARAGE 18'6" x 9'5" (5.65m x 2.88m)

Accessed internally from the stairs. A courtesy door leading into the garage. Up & over door to the outside. Power & lighting available.

OUTSIDE

Parking in front of the garage.

TENURE

The service charge of £600 per annum is payable to Friary Court No7 Management Company. Each owner has a share of the freehold with the management company being run by the owners. Leasehold for a term of 125 years with 91 years remaining. External wall construction is brick & block; there is no cladding.

COUNCIL TAX

Plymouth City Council
Council Tax Band: A

SERVICES

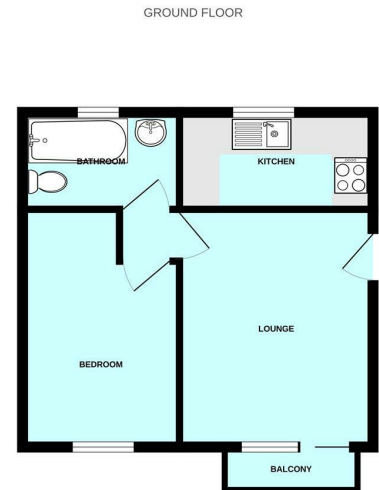
The property is connected to all the mains services: gas, electricity, water and drainage.

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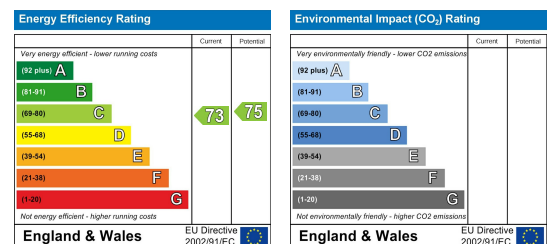
Area Map



Floor Plans



Energy Efficiency Graph



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