



## 19 Mildren Way

Devonport, Plymouth, PL1 4GF

**£130,000**



A well presented first floor apartment situated in the Vision development of Devonport in a block of 9 apartments. A secure entry phone system then into the internal accommodation, which offers an entrance hallway with a boiler cupboard, utility cupboard which leads through to an open-plan living space with direct access via French doors to a balcony, a lovely place to sit & enjoy the south-facing aspect. The modern kitchen with integrated appliances & also benefits from a breakfast bar area. The double bedroom has fitted wardrobes & the shower room has a modern double walk-in shower cubicle. There is a locked communal storage area.



# MILDREN WAY, DEVONPORT, PLYMOUTH, PL1 4GF

## ACCOMMODATION

Entrance into the entrance hall.

### ENTRANCE HALL

Doors leading off to the open-plan lounge/kitchen diner, bedroom, shower room, twin doors opening up to the utility cupboard & door to boiler cupboard. Wall mounted phone entry system.

### OPEN-PLAN LOUNGE/KITCHEN/DINER 14'0"

**narrowing to 10'8" x 18'6" narrowing to 12'2 (4.28m narrowing to 3.27m x 5.66m narrowing to 3.71)**

In the kitchen area there are matching base & wall-mounted units to include integrated oven, dishwasher & fridge/freezer. Square edge worktops have inset 4 ring induction hob with stainless steel filter hood over. Matching splash-backs. Sink unit with mixer tap. Breakfast bar area. Wood effect LVT flooring. uPVC double-glazed window to the rear. In the lounge/dining area uPVC double-glazed French doors open out to the balcony.

### BEDROOM 11'11" narrowing to 3'8" x 12'7" narrowing to 10'4 (3.65m narrowing to 1.14m x 3.85m narrowing to 3.17)

Fitted wardrobes with hanging rail & shelving running along one wall. uPVC double-glazed window to the front.

### SHOWER ROOM 6'9" x 6'2" (2.06m x 1.88m)

Matching suite of walk-in shower with dual shower-heads both rainfall & handheld, close coupled wc, wall mounted wash hand basin. Heated towel rail. Wood effect vinyl flooring. Obscured uPVC double-glazed window to the rear. Wall mounted shaver point. Extractor fan.

## OUTSIDE

An allocated car parking space.

## TENURE

Leasehold. The 125 year lease began on 01/01/2014 with roughly 113 years remaining. The annual ground rent is £167.50 and the annual service charge is £969.89.

## COUNCIL TAX

Plymouth City Council

Council Tax Band: A

## SERVICES

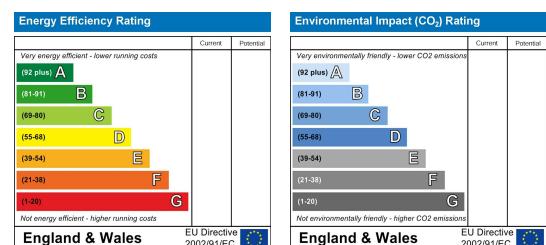
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map



## Floor Plans

## Energy Efficiency Graph



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