



## 101 White Friars Lane

St. Judes, Plymouth, PL4 9RA

£159,950



A lovely purpose built flat located in the centre of Plymouth is being sold with no onward chain. The accommodation comprises of 1 double bedroom, lounge with access to a front balcony, modern fitted kitchen with appliances included & a modern bathroom. The property has been recently redecorated & refurbished benefiting from gas central heating & double-glazing. There is a garage & parking in front.



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

### ACCOMMODATION

Access of the property is gained via the communal entrance with stairs rising to the first floor. On the landing, adjacent to the main entrance is a good-sized storage cupboard with shelving. A door leading into the flat.

### 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.

### COUNCIL TAX

Plymouth City Council

Council Tax Band: A

Lease: 125 Years with 91 Years remaining.

Maintenance/Service charges: £600 P.A.

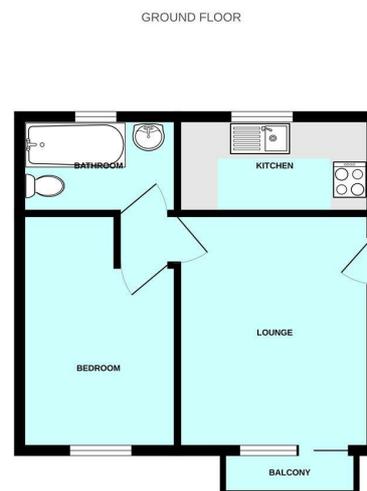
### SERVICES

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

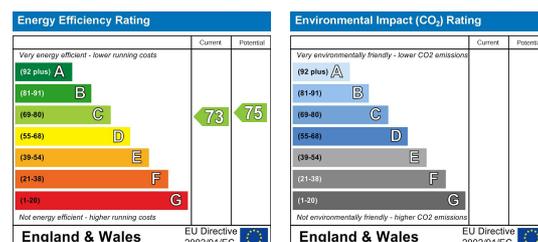
### Area Map



### Floor Plans



### Energy Efficiency Graph



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