Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



19a Hawkinge Gardens

Ernesettle, Plymouth, PL5 2RL

Offers In Excess Of £100,000

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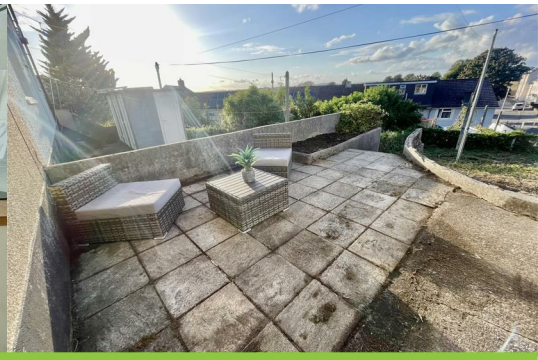
1 of 4 purpose-built flats within a substantial local authority building, Flat 19A occupies the ground floor & offers well-proportioned, well-presented accommodation. Comprising an entrance porch, hallway with storage, a spacious bay-fronted lounge with feature fireplace, a newly fitted kitchen, a generous double bedroom overlooking the rear & a modern upgraded bathroom. The property also benefits from gas central heating & double-glazing.







HAWKINGE GARDENS, ERNESETTLE, PLYMOUTH, PL5 2RL

SUMMARY
Comprising a ground floor flat, being 1 of 4 purpose-built flats in this substantial local authority building. Flat 19a occupies the ground floor, providing a well-proportioned & well appointed home. The accommodation is generously proportioned comprising a porch, hall, a storage cupboard, a generous sized bay-fronted lounge with feature fireplace and white surround, a newly fitted kitchen with a window to the front, a cupboard housing the boiler which services the central heating and domestic hot water. A generous sized double bedroom with a window overlooking the rear & a well appointed & upgraded bathroom/wc. Front & rear gardens & 2 storage sheds.

LOCATION
Found in this popular and established residential area of Ernesettle with a number of local services & amenities to hand. Near-by access to the A38 dual carriageway, West into Cornwall & easy access into the city.

ACCOMMODATION

GROUND FLOOR

PORCH 3'4 x 1'10 (1.02m x 0.56m)
Door into:

HALL
Storage cupboard. Doors into lounge & bathroom. New carpet. Doorway into:

KITCHEN 8'6 x 7'9 (2.59m x 2.36m)
Window to the front. Newly fitted kitchen with good range of cupboard & drawer storage. Integrated Russel Hobbs oven with new Beko hob over & glass splash-back. Space for washing machine. Cupboard housing the Ariston gas fired boiler servicing the central heating & domestic hot water.

LOUNGE 13'9 x 11'9 (4.19m x 3.58m)
Wide bay window to the front. Focal feature fireplace with white surround. Door to:

BEDROOM 11'9 x 10'7 (3.58m x 3.23m)
Picture window overlooking the rear garden.

BATHROOM 6'7 x 5'5 (2.01m x 1.65m)
Window to the side. Smart bathroom with bath having shower screen & mixer tap with shower attachment. Pedestal wash-hand basin. Close coupled wc.

EXTERNALLY
Pathway leads to the front door set to the side of the building. Area of front garden. To the rear, a wide patio area with 2 privately owned storage sheds. A good sized rear garden. Clothes washing line.

COUNCIL TAX
Plymouth City Council
Council Tax Band: A

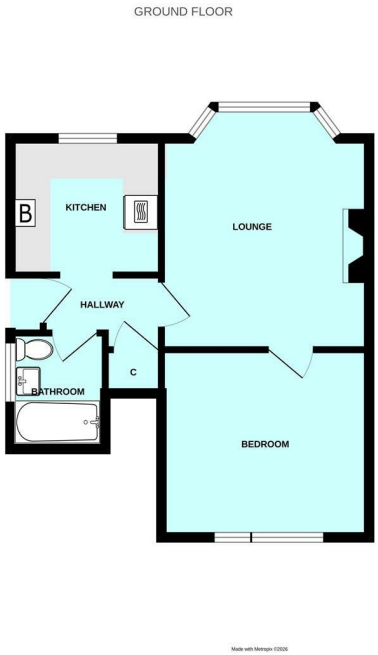
TENURE
Lease is 125 years with 94 years remaining. Ground rent is £10.00pa. Ground rent review period is 125 years. Annual service charge is £600.00pa.

CONNECTED INTEREST
In accordance with the 1979 Estate Agency Act, we hereby notify that the owner of the property is connected to a member of staff at Julian Marks Estate Agents.

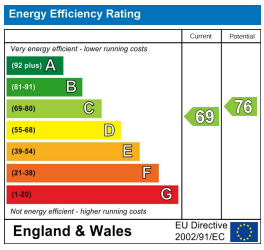
Area Map

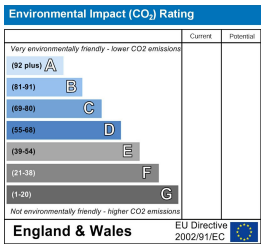


Floor Plans



Energy Efficiency Graph





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