Julian Marks | PEOPLE, PASSION AND SERVICE



52 Echo Crescent

Manadon, Plymouth, PL5 3UQ

£160,000









The property built circa 2007 & this being the top floor flat of 1 of 6 similarly styled apartments in this unit & approached through a communal entrance door with secure access. A well presented flat with uPVC double-glazing & gas central heating. Light & airy accommodation with spacious living room incorporating lounge/dining room & fitted kitchen, 2 double bedrooms with wardrobes, master with en-suite shower room & bathroom/wc. Privately owned single garage with parking space in front. Communal gardens & grounds.



ECHO CRESCENT, MANADON PARK, PLYMOUTH, PL5 3UQ

LOCATION

Tucked away in Manadon Park in a relatively quiet position with outlook over communal gardens & grounds. A view looking down to the privately owned garage & parking space in front. Manadon Park comprising clever conversion of the original navy college. A convenient position with easy access into the city & close by connection to major routes in other directions.

ACCOMMODATION

A uPVC double-glazed door with secure access opens into the communal ground floor hall with staircase rising to 3rd floor apartment. Here the apartment itself with central hall & useful storage cupboards, one of which housing the consumer unit. A spacious open-plan living room with 2 sets of French doors & Juliette balcony's with outlook to the side & front over communal gardens & grounds. Incorporating a modern fitted integrated kitchen with a good range of storage cupboards, work surfaces, Ideal Instinct gas fired boiler servicing the central heating & domestic hot water & integrated appliances include an LG washing machine, 1.5 bowl sink unit, Hotpoint 4 ring gas hob with extractor hood over & Hotpoint electric oven under. A generous-sized master bedroom with built-in wardrobe & en-suite shower room with shower, wc & wash hand basin. A second double bedroom with built-in wardrobe & a bathroom with bath, wc & wash hand basin.

Externally having the benefit & use of communal gardens & grounds. On the opposite side a privately owned garage with window to the rear & private parking space in front.

ΗΔΙΙ

LOUNGE/DINING ROOM/KITCHEN 20' x 16'10 max (6.10m x 5.13m max)

MASTER BEDROOM 10'3 x 10' max (3.12m x 3.05m max)

EN-SUITE SHOWER ROOM ?'6 x 5'6 max (?'1.83m x 1.68m max)

BEDROOM TWO 10' x 8' (3.05m x 2.44m)

BATHROOM 6'8 x 5'7 (2.03m x 1.70m)

GARAGE 17'11 x 8'7 (5.46m x 2.62m)

TENURE

The property is held on a Leasehold basis with 125 year lease commenced on 29th June 2007 with 107 years remaining. The ground rent of £150 per annum payable in 2 instalments. An annual service charge circa £2,000 per annum. The garage let on a similar lease commenced the same year.

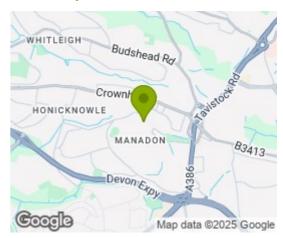
COUNCIL TAX

Plymouth City Council Council Tax Band: B

SERVICES

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

Area Map



Floor Plans

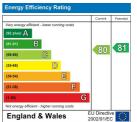
THIRD FLOOR

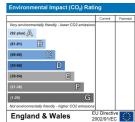


OROUND FLOOR



Energy Efficiency Graph





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