



## 237 Albert Road

Stoke, Plymouth, PL2 1DJ

£100,000



Bought & never lived in, within Latitude 52 in Stoke is this 3rd floor apartment. Offering easy access to The Dockyard, into Plymouth & access routes to the A38. The accommodation comprises an L-shaped entrance hall with phone entry system, open-plan lounge/kitchen/diner, 1 double bedroom & shower room. The property is double-glazed & has electric heating. The apartment is being offered with no onward chain and would suit someone looking to get their foot on the ladder for their first home or a buy to let investment.



ALBERT ROAD, STOKE, PLYMOUTH, PL2 1DJ

ACCOMMODATION

Entrance via a wooden fire door which opens into the entrance hall.

ENTRANCE HALL 13'10" narrowing to 3'9" x 13'10" narrowing 5'3" (4.22 narrowing to 1.16 x 4.23 narrowing 1.62)

L-shaped hallway. Laminate wood flooring. Doors leading to the bedroom, bathroom & airing cupboard which houses the hot water cylinder. Wall mounted phone entry system. Wall mounted Dimplex heater. Room opens into the open plan lounge/kitchen/diner.

LOUNGE/KITCHEN/DINER 14'9" x 13'2" (4.5 x 4.02)

Matching base & wall mounted units to include fitted oven, integrated washing machine/dryer & integrated fridge. Roll edge laminate work surfaces have inset 4 ring electric hob with extractor hood over, stainless steel single drainer sink unit with mixer tap. Tiled splash-back. Ceiling spotlights. Laminate wood flooring. Lounge/diner area is carpeted. uPVC double-glazed window to the one side with Juliette balcony. Two Dimplex wall mounted heaters.

BEDROOM 10'8" x 10'9" widening to 14'1" maximum (3.27 x 3.3 widening to 4.31 maximum)

Wall mounted electric Dimplex heater. uPVC double-glazed window to the side with deep sill. Door to potential wardrobe.

SHOWER ROOM 6'6" x 5'10" (2 x 1.79)

Matching suite of fitted shower cubical with fitted shower, pedestal wash hand basin & close coupled wc. Part tiled walls. Extractor fan. Wall mounted light & shaver point. Heated towel rail.

TENURE

The property is managed by Plymouth Block Management. Leasehold with a term of 125 years from 1st January 2003 with 102 years remaining. The annual ground rent is £50 for first 20 years of term & £100 for second 20 years etc. The annual service charge is £2601.86.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: A

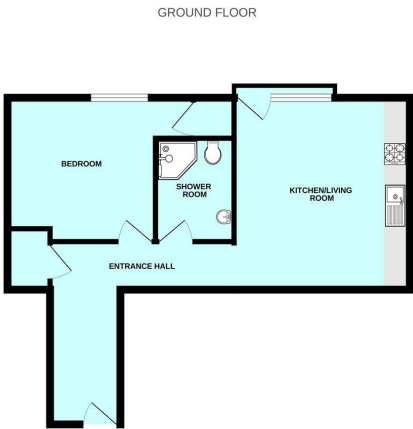
SERVICES PLYMOUTH

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

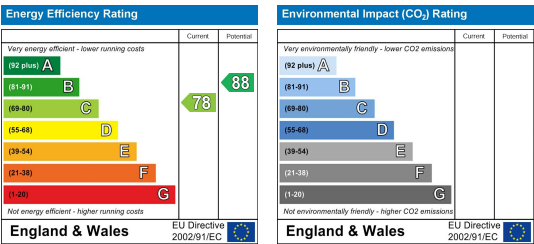
Area Map



Floor Plans



Energy Efficiency Graph



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