



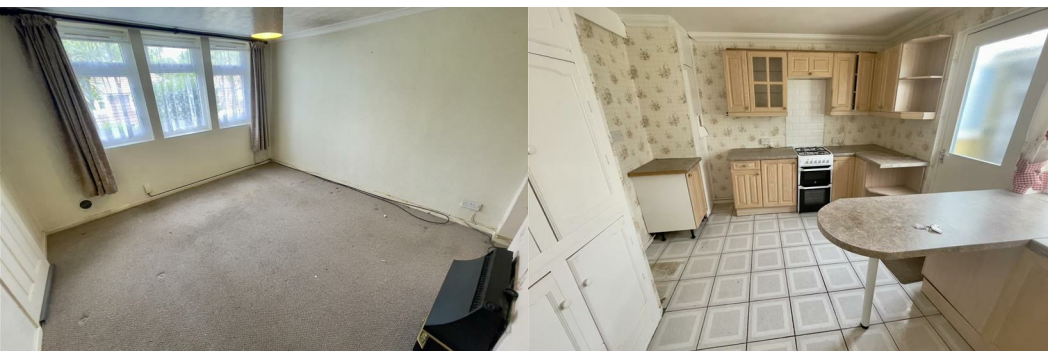
## 117 Rothesay Gardens

Crownhill, Plymouth, PL5 3TB

£75,000



\*\*\*CASH BUYERS ONLY\*\*\* A self contained spacious ground floor flat located in this ex local authority building. Suitable for cash buyers. Double-glazing & gas central heating. The accommodation comprises hall, good-sized lounge, spacious kitchen/dining room, 3 bedrooms, bathroom, separate wc & to the rear a lean-to covered area with 2 storage sheds. Gardens to the front & rear. Vacant & no onward chain.



## ROTHESAY GARDENS, CROWNHILL, PLYMOUTH, PL5 3TB

### LOCATION

Found in this mainly residential area of Crownhill with a variety of local services & amenities nearby. The position convenient for access into the city & close by connection to major routes in other directions.

### ACCOMMODATION

A uPVC front door with oval double-glazed light into;

**HALL 3'6" wide through to a central wide area 9'3" x 6'4" (1.07m wide through to a central wide area 2.82m x )**

**LOUNGE 13' x 12' maximum (3.96m x 3.66m maximum)**

uPVC glazed window to the front. Gas fire set on chimney breast with recesses to either side.

**KITCHEN/DINING ROOM 12'10" x 10'10" overall (3.91m x 3.30m overall)**

Two uPVC glazed windows & a panelled part glazed rear door. Fitted with a range of cupboard & drawer storage set in wall & base units. Roll edge work surfaces. Breakfast bar. Stainless steel sink. Corner cupboard houses the mains gas meter, mains electric meter & trip switches. Freestanding Indesit stove.

**BEDROOM ONE 11'6" x 10'6" main floor area (3.51m x 3.20m main floor area)**

uPVC glazed windows to the front & side. Storage cupboard.

**BEDROOM TWO 11'6" x 9'1" maximum (3.51m x 2.77m maximum)**

Two uPVC glazed windows to the rear. Storage cupboard. Wall mounted Alpha InTec 25xe gas fired boiler servicing the central heating & domestic hot water.

**BEDROOM THREE 8'5" x 7'3" plus entrance area (2.44m'1.52m" x 2.13m'0.91m" plus entrance area)**

Two uPVC glazed windows to the front.

**BATHROOM 5'10" x 5'7" (1.78m x 1.70m)**

uPVC glazed window to the rear. White modern panelled bath. Vanity wash hand basin with cupboard under.

**WC 5'7" x 3'2" (1.70m x 0.97m)**

uPVC window to the rear. Wash hand basin & wc.

**LEAN TO 13'9" x 11' maximum 5'11" wide (l shaped) (4.19m x 3.35m maximum 1.80m wide (l shaped))**

uPVC double-glazed windows to the rear garden & uPVC part double-glazed back door. Two doors off to store 1 & store 2.

**STORE ONE 5'11" x 4'11" (1.80m x 1.50m )**

**STORE TWO 4'11" x 3' (1.50m x 0.91m)**

### EXTERNALLY

A front garden. Side access. A rear garden next to property.

### TENURE

Tenure: Leasehold. Term is 125 years from 19/07/2004. Annual ground rent is £10.00. Annual service charge 2025-2026 is £655.91 (which includes £10 ground rent and £293.29 building insurance). Plymouth City Council Freehold.

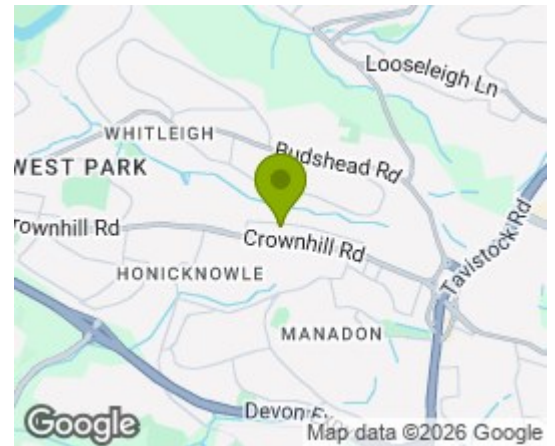
### COUNCIL TAX

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



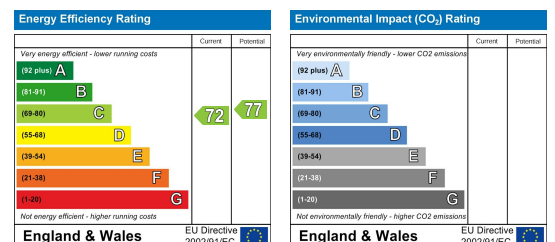
## Floor Plans

GROUND FLOOR



Map data ©2026 Google

## Energy Efficiency Graph



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