

**Lang**  
AND CO

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APARTMENT 4, ROWTHORPE, PLYMSTOCK, PLYMOUTH, PL9 9BR

# Price £155,000 Leasehold

Being sold with vacant possession and no onward chain is this purpose built two bedroom first floor flat. Rowethorpe is a quality development situated on a level site in close proximity to a host of local amenities including the Broadway Shopping Centre, local dentist, doctors surgery's and Plymstock library. This well presented property comprises of; secure entrance hall, lounge/diner, with a modern galley kitchen, two bedrooms and a modern bathroom. Externally the property has allocated parking and the use of a communal garden. The property has uPVC double glazing, gas central heating and a viewing is essential to appreciate the accommodation on offer.

***The property should be viewed at the earliest opportunity to avoid disappointment.***

## HALLWAY

## LOUNGE/DINER/KITCHEN

20' 3" x 17' 3" (6.17m x 5.26m)

## MASTER BEDROOM

10' 11" x 10' 3" (3.33m x 3.12m)

## BEDROOM TWO

9' 7" x 5' 9" (2.92m x 1.75m)

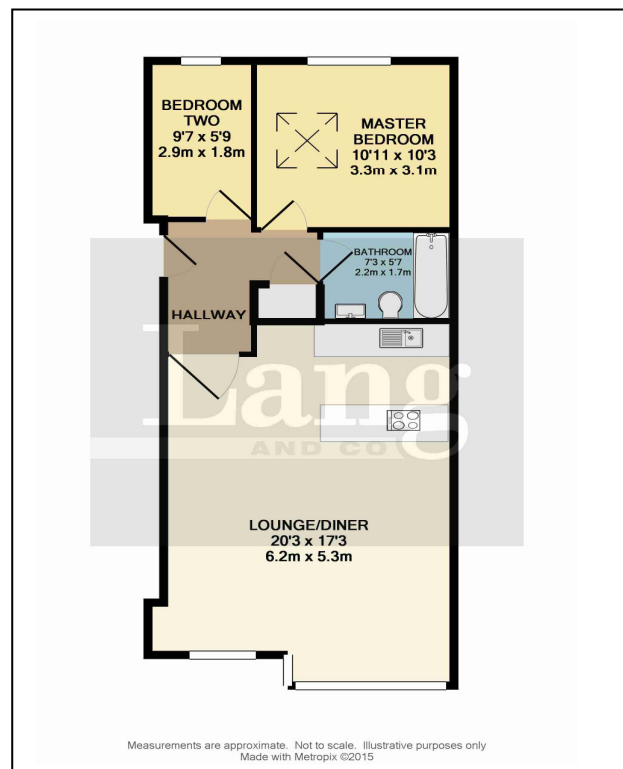
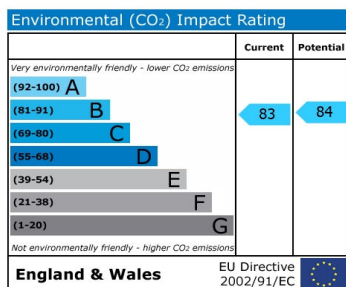
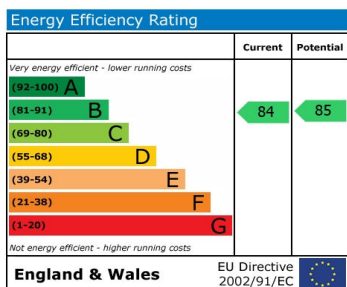
## BATHROOM

7' 3" x 5' 7" (2.21m x 1.7m)

## OUTSIDE

## ALLOCATED PARKING

## COMMUNL GARDEN



### IMPORTANT NOTICE CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirting board surfaces, subject to bays, alcoves, projections, etc. as quoted.

In the case of an irregular size room an average measurement may be quoted.

Lang & Co is the trading name of Lang & Co Estate Agents Limited, Registered in England & Wales, Company Number: 7693964. Registered Office: 40 Mannamead Road, Mutley, Plymouth, PL4 7AF.



### VIEWING AND NEGOTIATIONS

Strictly through the vendors Agents, Messrs. Lang & Co., (01752) 456000

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