

**Flat 64, 60 Exeter Street,
Plymouth, Devon, PL4 0AP**

Offers In Excess Of £220,000



DESCRIPTION

Well-appointed spacious 7th floor apartment on the south side of this desirable development. The property benefits from panoramic views from all bedrooms and the living room across Sutton Harbour, Plymouth City, Wembury Point and to Plymouth Sound and beyond.

The property has well maintained accommodation comprising: communal Entrance Hall and a lift giving access to all floors and a doorway leading to a Private Hall; with two built in storage cupboards, one housing the electric fuse board and one housing a Megaflo pressurised hot water cylinder.

A doorway leads to the Living Room; which is carpeted with south facing sliding patio doors leading out to the Balcony; with polished hand rail and glazed panels.

The Kitchen area is fitted with a matching range of base and eye level storage cupboards with post formed and roll top work surfaces, an electric oven, electric four ring hob and filter canopy, stainless steel sink drainer unit, space for a fridge freezer, plumbing for washing machine and dishwasher, inset spotlights and a wall mounted thermostat.

Bedroom One; a double bedroom, with a window overlooking Sutton Harbour with an En-suite Shower Room; with an oversized shower cubicle, a direct feed pressurised shower unit with tiled splashbacks and folding glass screen, a hidden cistern WC, pedestal wash hand basin and a heated towel rail.

Bedroom Two; a further double, again with fantastic views.

A Family Bathroom; is fitted with a matching white three piece suite comprising a panel enclosed bath with a shower mixer tap, tile splashbacks and folding glass screen, wash hand basin, hidden cistern WC and an electric chrome towel rail and vinyl flooring.

Externally, there is a private car park with an electric gate and an allocated parking space. The property is just a short walk from Plymouth City Centre, Sutton Harbour and the historic Barbican. An internal viewing is highly recommended.

Agents Note: The property is sold on a Leasehold basis with approximately 147 years remaining on the Lease. There is a Service Charge of £1,250 per annum, which includes the cleaning of communal areas, the Lifts and Buildings Insurance. The Ground Rent is £270.00 per annum.

PLYMOUTH

Plymouth is a city with one of the most natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, electricity and mains drainage.

VIEWING

By appointment with MANSBRIDGE & BALMENT on 01752 229292.

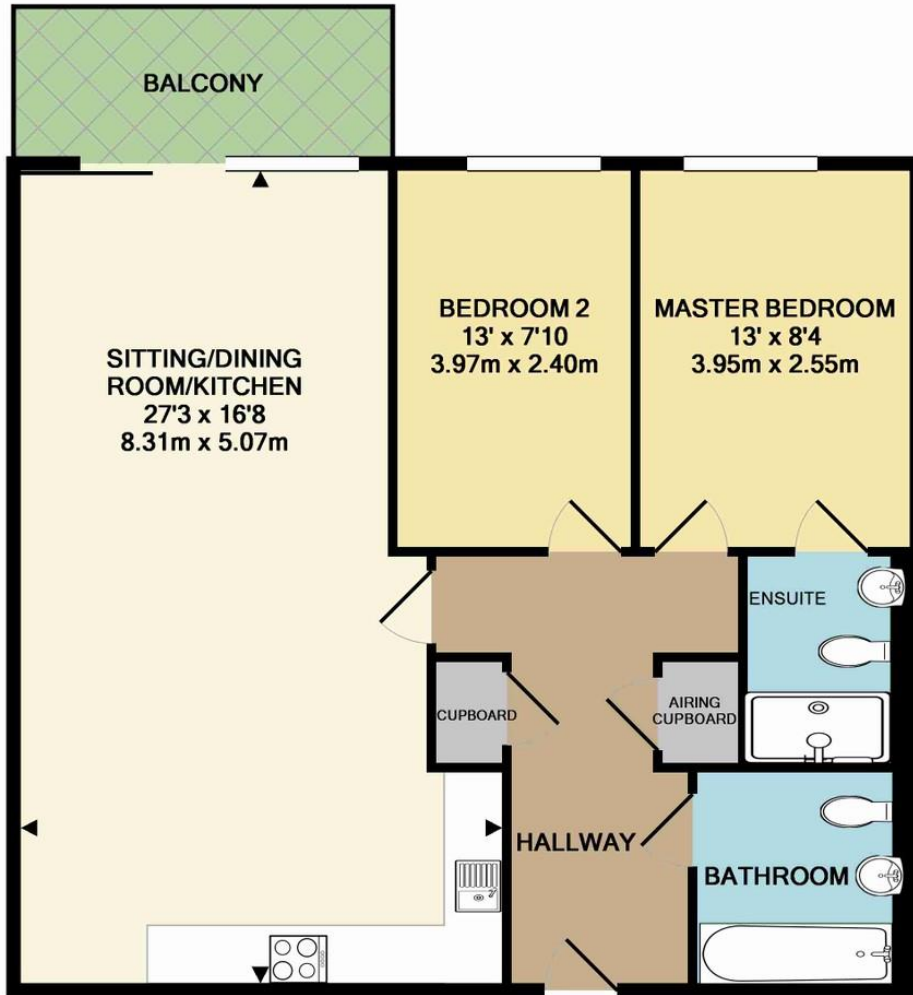
OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2015/2016 is £1568.47 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATE

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REF: C2175



TOTAL APPROX. FLOOR AREA 846 SQ.FT. (78.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustration purposes only and should be used as such.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	75	85
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	77	77
England & Wales	EU Directive 2002/91/EC	



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