



### 1 bed apartment to buy in PL1

75 Stuart Road, Plymouth, Devon, PL1 5LW

**£65,000** Starting Bid

🏠 x1 🚗 x1 🚻 x1

Tenure

**Leasehold**

Off Street parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Spacious One Bedroom Lower Ground Floor Flat
- ✓ Perfect Investment Opportunity
- ✓ Private Rear Courtyard
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Pattinsons Auction are delighted to present this wonderful investment opportunity in the heart of Stoke. This lower ground floor apartment is accessed via a private rear entrance. A uPVC door leads to the accommodation which briefly comprises of:

Kitchen / Breakfast Room: (14'7" x 8'8") The large kitchen offers space for a table and chairs, windows to the front and side elevation and houses the boiler.

Lounge: (16'2" x 11'3" at max) To the front of the property with ground level window is the spacious lounge.

Bedroom One: (13'0" x 9'3" at max) The double bedroom offers a large window to the rear elevation.

Other benefits include Gas Central Heating, Double Glazing, Private Courtyard and No Onward Chain.

Contact now to book your viewing!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 956

Annual Ground Rent Amount: £15.00

Annual Service Charge Amount: £1,335.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: Off Street, On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

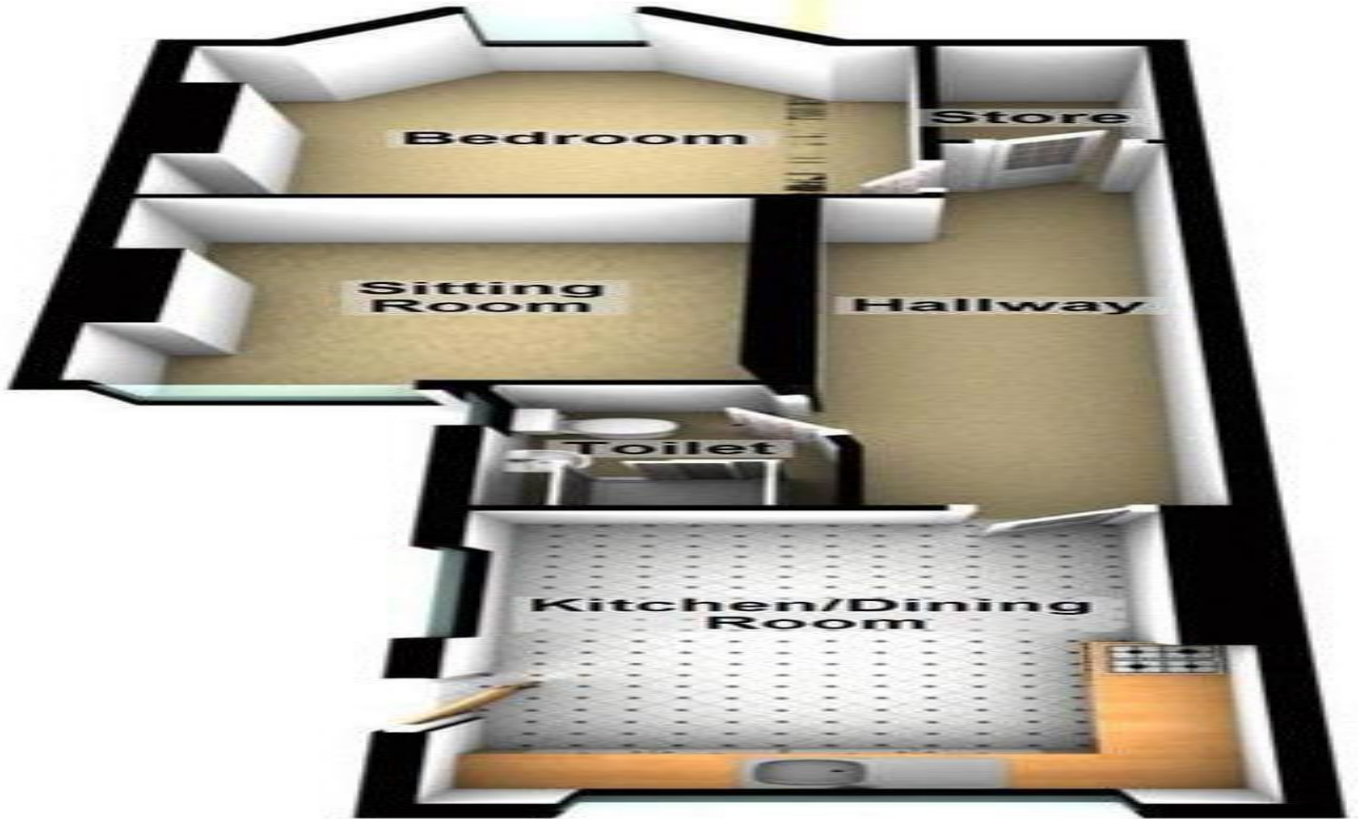
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Garden Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

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