Ford Park Road, Plymouth, PL4 6RB

£120,000 Leasehold - Share of Freehold

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Ford Park Road

Plymouth, PL4 6RB

£120,000

- First Floor Flat
- Central Mutley Location
- Useful Store Room
- Plymouth College Field Views
- Allocated Off Road Parking
- One Double Bedroom
- Sun Room
- Spacious Accommodation
- Elevated Views To Cornwall
- Council Tax Band A

DC Lane are delighted to present this charming apartment located on Ford Park Road just off Mutley Plain and within walking distance to the City Centre.

This property boasts a reception room, one double bedroom, bathroom, kitchen and the highlight of this apartment the South Facing sun room, where you can bask in the sunlight and enjoy the elevated views towards Cornwall. Imagine starting your day with a cup of tea in this bright and airy space. Additionally, the property features a useful store room, providing extra storage space for your belongings. The views over Plymouth College grounds add to the appeal of this apartment, offering a peaceful and green outlook.

Convenience is key with allocated off-road parking for one vehicle, ensuring you always have a secure place to park. Whether you're a first-time buyer, downsizing, or looking for a great investment opportunity, this apartment on Ford Park Road is a must-see and a viewing is highly recommended.

Please note the lease is currently being extended to coincide with the sale.

First Floor	
Lounge/Diner	14'6" x 14'9" (4.44 x 4.52)
Sun Room	13'6" x 6'8" (4.12 x 2.04)
Kitchen	5'10" x 9'10" (1.80 x 3.00)
Bedroom	14'6" x 12'2" (4.44 x 3.72)
Store Room	5'10" x 6'8" (1.80 x 2.04)
Bathroom	9'11" x 4'11" (3.04 x 1.50)

Directions

From our office: Head South on Mutley Plain, turn Right onto Ford Park Road and the property can be found on the left.

Scan for Material Information

Council Tax Band: A

MORTIMERS
www.dfhsb.org

Floor Plans

First Floor Flat

Total Approximate Area - 64.1 m² ... 689 ft²

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 illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location Map

Energy Performance Graph

Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk