

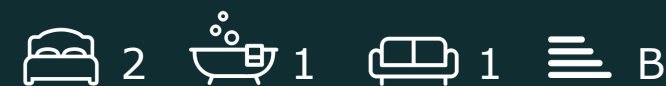


DC  
LANE

SELL • LET • MANAGE

Grassendale Avenue, Plymouth, PL2 2JL

Offers Over £140,000 Leasehold





# Grassendale Avenue

Plymouth, PL2 2JL

- Modern Purpose Built Apartment
- Open Plan Living
- Private Entrance
- Allocated Parking
- No Onward Chain
- Two Double Bedrooms
- Well Presented
- Balcony
- NHBC Warranty Available
- Council Tax Band A

DC Lane are delighted to present this superb two bedroom second floor apartment, situated within the sought after regenerated development of North Prospect, PL2. Perfectly positioned for local amenities, the property also offers excellent transport links with easy access to the City Centre, the A38, and routes into Cornwall.

Well presented throughout, this modern apartment enjoys an abundance of natural light and spacious open plan living. A private entrance opens into the hallway, leading to a generous kitchen/dining/living room. The well-appointed kitchen is complemented by a dual aspect layout, creating a bright and airy feel, while two sets of doors open onto a balcony from both the kitchen and dining areas.

There are two well proportioned double bedrooms, a stylish bathroom with shower over, and two deep storage cupboards providing excellent practicality. Externally, the property boasts a private balcony with pleasant outlooks, allocated parking for one vehicle and at the base of the steps a gate could be fitted creating an additional sense of privacy. Residents also benefit from a secure communal bike store and a shared lawned garden.

This delightful apartment is offered with no onward chain and benefits from two years remaining on the NHBC warranty. An ideal first home or investment opportunity, viewing is highly recommended to fully appreciate all that this property has to offer.

Offers Over £140,000



|                  |                             |
|------------------|-----------------------------|
| First Floor      |                             |
| Open Plan Living | 22'0" x 16'2" (6.71 x 4.95) |
| Bedroom One      | 11'5" x 12'6" (3.49 x 3.82) |
| Bedroom Two      | 10'0" x 10'8" (3.06 x 3.26) |
| Bathroom         | 6'2" x 7'4" (1.90 x 2.26)   |
| Balcony          |                             |





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and Continue straight onto Weston Park Rd for 0.7 mi. Continue onto Ham Dr Go through 5 roundabouts 1.2 mi At the roundabout, take the 1st exit onto N Prospect Rd Turn right onto Overdale Rd Turn right onto Foliot Rd turn slightly left and becomes Grassendale Ave Turn left to stay on Grassendale Ave

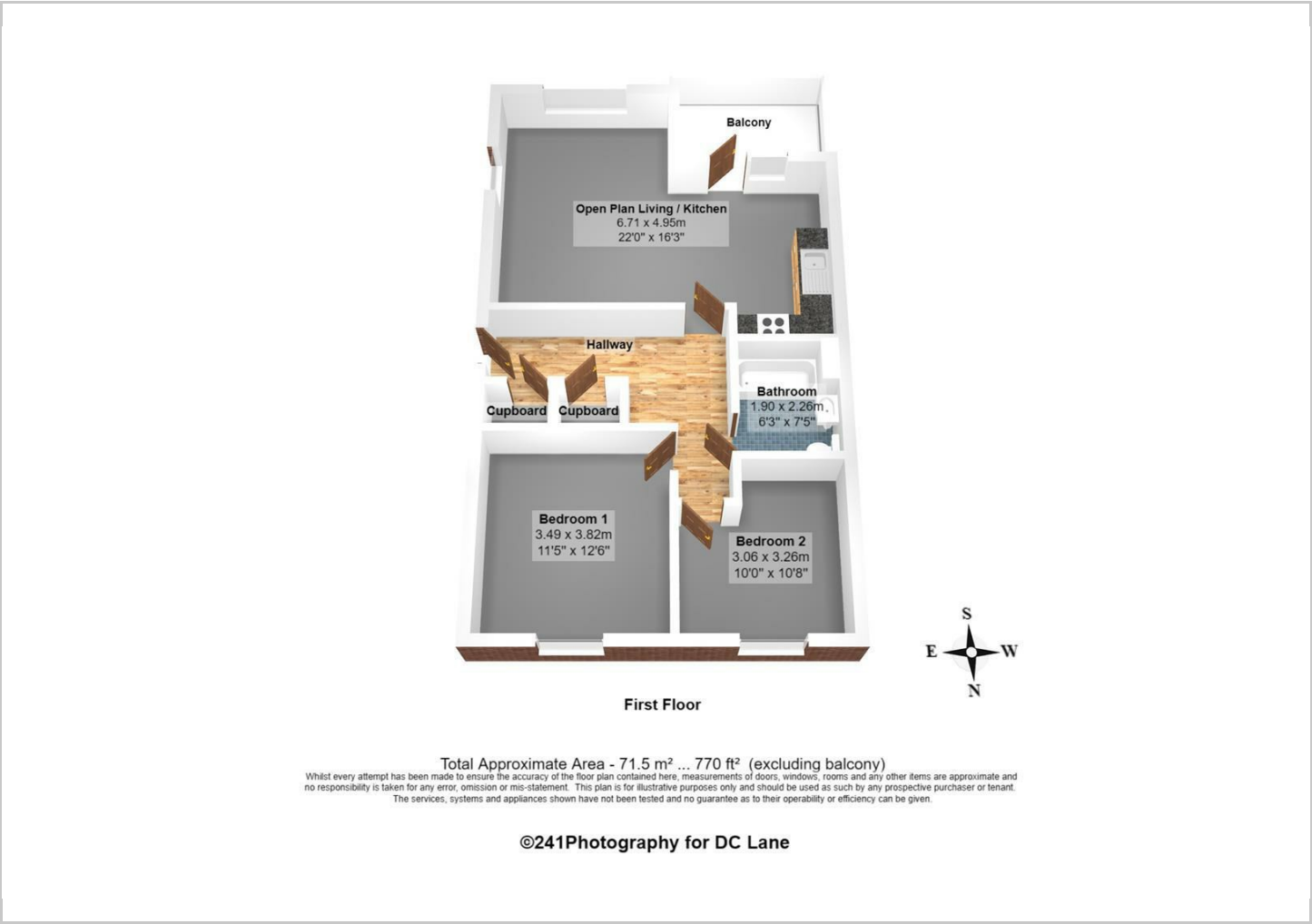
**Council Tax Band: A**

## Scan for Material Information





Floor Plans



Viewing

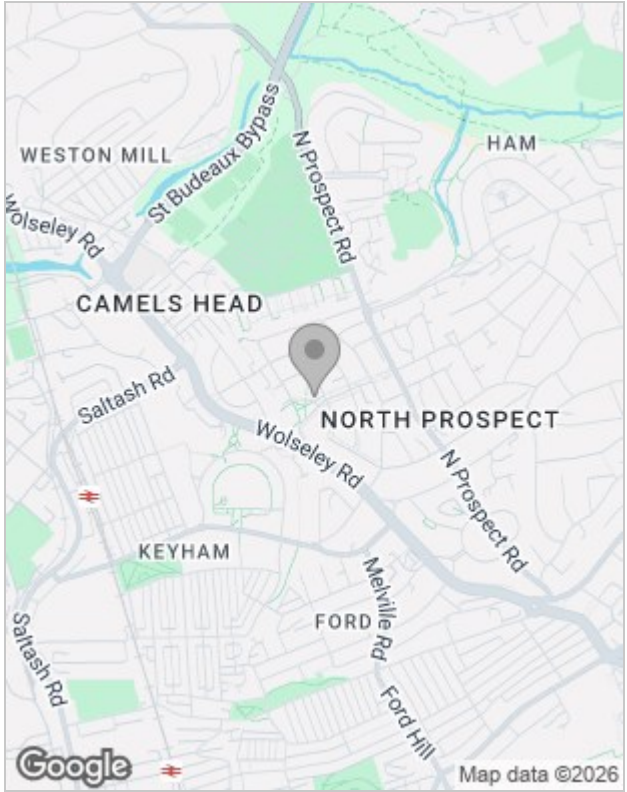
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Location Map



Energy Performance Graph

