DC LANE

SELL • LET • MANAGE

Ford Park Road, Plymouth, PL4 6RB

Asking Price £120,000 Leasehold

2 1 1

Ford Park Road

Plymouth, PL4 6RB

- Ground Floor Apartment Just Off Mutley Plain
- Two Bedrooms – One Double and One Generous Single
- Characterful Period Features
- Excellent Potential For Modernisation and Improvement
- Ideal First-Time Buy, Investment or Downsizing Opportunity
- Within Walking Distance to Plymouth City Centre
- Spacious Accommodation With High Ceilings Throughout
- Allocated Off-Road Parking Space To The Rear
- Offered To The Market With No Onward Chain
- Council Tax Band A

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

This generously proportioned property boasts a welcoming reception room, two bedrooms comprising one double and a well-sized single, kitchen and bathroom, all complemented by high ceilings and attractive period features that add character and charm throughout. The main bedroom has a floor to ceiling built-in wardrobe to store all your clothes. The property also benefits from gas central heating and doble glazed windows.

Positioned on the ground floor, the apartment offers excellent potential for a buyer looking to modernise and personalise a home to their own taste, which is reflected in the attractive asking price. Further benefits include an allocated off-road parking space to the rear of the property and the convenience of being offered to the market with no onward chain, as the property is currently vacant.

An ideal opportunity for first-time buyers, downsizers or investors alike, this substantial leasehold apartment combines space, character and location, making it a must-see property and a viewing is highly recommended.

Currently 83 years on the lease, this will be extended alongside the purchase process.

Call us today to book in a viewing

Asking Price £120,000

Ground Floor	
Lounge/Diner	12'5" x 14'7" (3.80 x 4.46)
Bathroom	7'6" x 5'3" (2.29 x 1.62)
Bedroom 1	13'8" x 8'9" (4.17 x 2.68)
Bedroom 2	6'7" x 11'2" (2.03 x 3.41)
Kitchen	10'3" x 8'11" (3.14 x 2.74)

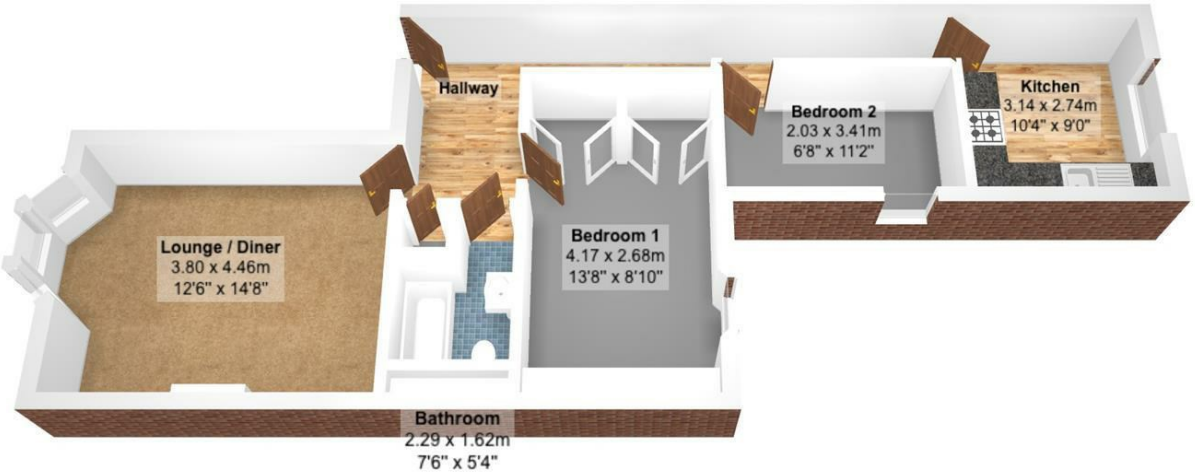
Directions

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

Floor Plans



Total Approximate Area - 64.2 m² ... 691 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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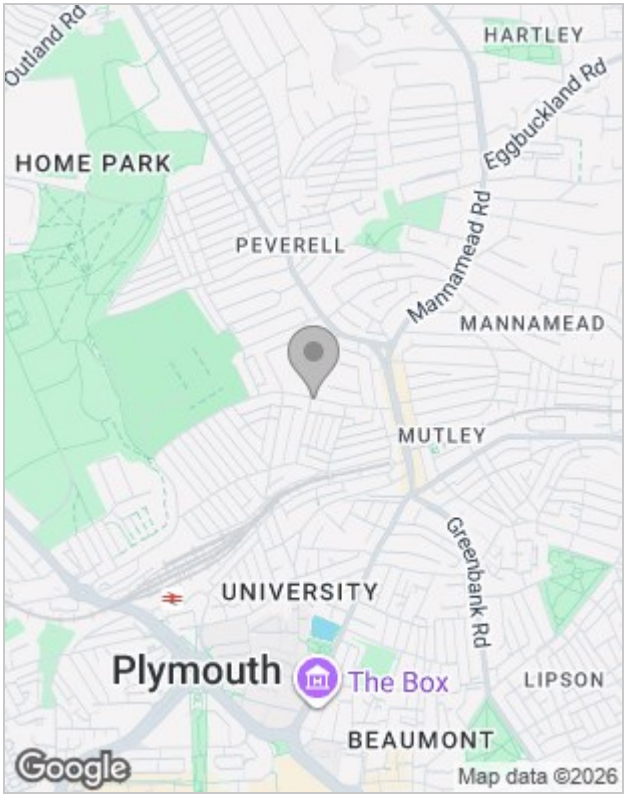
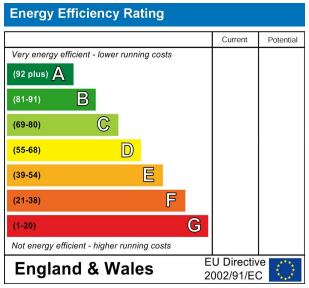
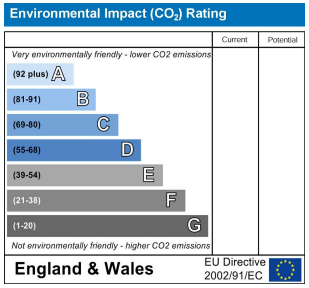
Location Map



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.

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