Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



121 White Friars Lane

St. Judes, Plymouth, PL4 9RA

Offers Over £145,000

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Available now is this lovely completely refurbished 2 bedroom first floor flat in a popular development. Conveniently located for the centre of Plymouth. Accommodation comprising 2 bedrooms, modern shower room, lovely size lounge/dining room with balcony & adjoining kitchen. 1 allocated parking space. Double-glazing & central heating. No chain.







121 WHITE FRIARS LANE, PLYMOUTH, PL4 9RA

ACCOMMODATION
Access to the property is gained via a communal entrance with entry phone system leading into the entrance hall. There are stairs rising to the first floor with entrance into the flat through the wooden entrance door.

ENTRANCE HALL
L-Shaped hallway. Wall-mounted phone entry system. Doors leading through to lounge/diner, bedrooms, shower room & airing cupboard housing heater, shelving & hanging rail.

LOUNGE/DINING ROOM 14'3" x 12'9" (4.36m x 3.91m)
Dual aspect room with uPVC double-glazed window to the side. uPVC double glazed sliding patio doors to the rear elevation leading out onto the Juliette balcony. Ample space for dining table & sofas. Doorway leading into the kitchen.

KITCHEN 10'6" x 7'1" including kitchen units (3.21m x 2.16m including kitchen units)
Attractive modern matching white high-gloss base & wall-mounted units. Fitted oven. Space for washing machine & upright fridge/freezer. Roll-edge laminate wood-effect work surfaces with inset 4 ring ceramic hob with stainless steel hood over & glazed splashback. Inset single drainer sink unit with mixer tap. Wall-mounted Worcester boiler concealed in unti. Grey wood-effect LVT flooring. uPVC double-glazed window to rear.

BEDROOM ONE 11'2" x 8'9" (3.41m x 2.69m)
uPVC double-glazed window to front.

BEDROOM TWO 7'3" x 6'10" (2.23m x 2.1m)
uPVC double-glazed triangular bay window to front.

SHOWER ROOM 6'9" x 6'3" (2.08m x 1.91m)
Attractive matching modern suite of walk-in shower cubicle with fitted shower & dual shower heads, both rainfall & hand-held. Fitted aqua-boarding. Close coupled wc. Pedestal wash-hand basin inset into white high-gloss vanity storage cupboards below. Chrome heated towel rail. Wall-mounted mirror. Shaving Point. Extractor fan. Grey wood-effect laminate flooring.

OUTSIDE
A short walk away from the property is an allocated parking space, there is also visitor parking beside the property.

TENURE
Lease term is 125 years started 30/09/1994 with approximately 92 years left. No ground rent. Managed by Freehold Management Services LTD. Annual service charge is £990 or £492.32 every 6 months. Service charge can be paid monthly and is £82.05 per month. Freeholder is Tay Homes LTD.

COUNCIL TAX
Plymouth City Council
Council Tax Band: B

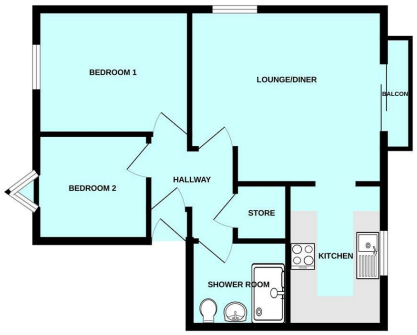
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

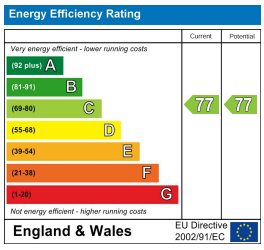


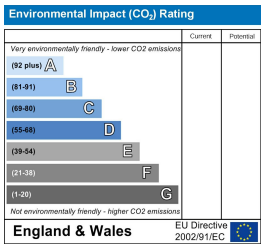
Floor Plans

GROUND FLOOR



Energy Efficiency Graph





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