

Smeaton Homes

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Albert Road, Stoke

£1,150 pcm



- Available Early May
- Duplex Penthouse Apartment
- Two Bedrooms
- Furnished
- Location: Stoke
- Underfloor Heating
- Double Glazing
- Panoramic Views and Balconies
- Secure Underground Parking
- EPC: B

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237 Albert Road, Stoke, Plymouth

DESCRIPTION A stunning 2 bedroom, fully furnished penthouse apartment with secure underground parking. Both floors provide panoramic views over Devonport Park and The Tamar. The flat is situated over floors 5 and 6 of the building. Water bills are included in the rent.

The first floor of the flat consists of hallway, downstairs bathroom, open plan living room/dining area/kitchen with an L shaped balcony.

The second floor of the flat consists of the master bedroom with an en-suite shower room and a second bedroom with a balcony.

Benefits include underfloor heating throughout, double glazing and lift access to the 5th floor. Located close to local amenities & the Torpoint ferry.

COMMUNAL AREA From the main road there is a sliding door leading into the communal area where the concierge office is situated. There is a large seating area, picnic bench area and bike storage for use of all residents. A lift gives access to all floors

DOWNSTAIRS BATHROOM A three-piece bathroom suite comprising; bath with overhead shower, sink with mixer taps and a low-level flush toilet. There is a heated towel rail, underfloor heating and the room is full tiled.

OPEN PLAN LIVING ROOM/DINING AREA & KITCHEN 30.5 x 25.2 - 9.3m x 7.7m This open plan space offers ample light and modern style. In the far corner a modern fitted kitchen consists



of eye level & low level storage cupboards and a black granite effect worktop. Integrated is a fridge/freezer, dishwasher, washing machine and an electric oven/four ring gas hob. To the side a tilt & turn uPVC window looks towards the Tamar and there is a stainless-steel sink and drainer.

Next to the kitchen is an ideal space for a dining table.

The room contains 180-degree views towards Devonport park & The Tamar with the balcony door opening onto an L shaped balcony wrapping around the living space.

There is underfloor heating throughout.

BEDROOM ONE 19.8 x 12 - 6.0m x 3.7m A double bedroom with wrapping double-glazed windows facing to the rear and side of the property. There is a built-in double wardrobe and underfloor heating.

ENSUITE SHOWER ROOM 7,10 x 5.8 - 2.4m x 1.7m The en-suite consists of a 3 piece suite. There is a shower cubicle with over head shower connected to mains boiler, sink with mixer taps and low level flush toilet.

BEDROOM TWO 20.3 x 14.6 - 6.2m x 3.7m A double bedroom with double glazed windows wrapping the room and facing to the side and rear of the property. A door leads out onto the balcony. There is underfloor heating

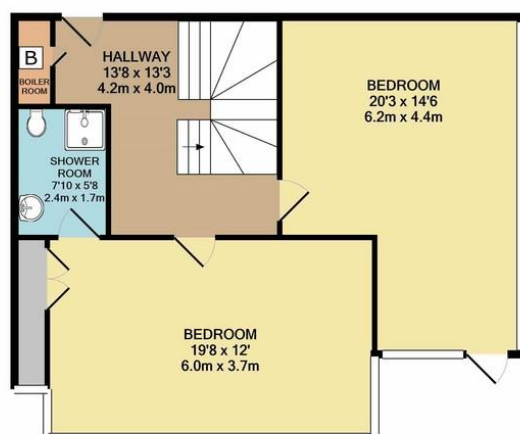
SECURE UNDERGROUND PARKING Lift access takes you to the basement level where there is one allocated parking space for this property.

PL2, LATITUDE 52, DEVONPORT

TOTAL APPROX. FLOOR AREA 1442 SQ.FT. (134.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 723 SQ.FT.
(67.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 720 SQ.FT.
(66.9 SQ.M.)

While every effort has been made to ensure the accuracy of the floor plan combined with measurements of doors, windows, rooms and any other items as appropriate and no responsibility is taken for any errors, omissions or misstatements. This is for illustrative purposes only & should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested & no guarantee as to their operability or efficiency can be given.
Created By Tech Surveys UK Ltd



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DEPOSIT: £1,326

HOLDING DEPOSIT: £265

MINIMUM TENANCY: 6 Months

AVAILABLE FROM: EARLY MAY

Subject to referencing for which there is an additional charge

For more information, please contact us

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