



Wingfield Road, Stoke, Plymouth, PL3 4ER

£155,000 LEASEHOLD





Wingfield Road, Stoke

Plymouth, PL3 4ER

Grade II Listed Apartment with sensational sea views & Communal South Facing Gardens. With allocated parking, two double bedrooms, exquisite shower room & open plan living space. Viewing highly advised. Excellent first time or investment purchase.

Council Tax band: B

Tenure: Leasehold

- Grade II Listed
- Large South West Facing Communal Gardens
- Elevated Panoramic Sea View
- Allocated Parking Space
- Superb Presentation Throughout
- Stunning Shower Room
- Share of Freehold
- Top Floor Apartment
- Excellent First Time/Investment Purchase



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Located on the top floor, you enter the property via a solid wood door into a dog legged hallway. The hallway opens up into the open plan reception room, plus gives access to the master bedroom and a second hallway. The second hallway then gives access to the second bedroom and the shower room.

The open plan reception room has a wealth of character throughout and has a large sash window to the rear elevation, which gives glorious views over Plymouth Sound and the Rame Peninsula. There is a window seat for a perfect spot to sit back and enjoy the view, plus an electric fire. Within the reception room, there is also a fitted kitchen. The kitchen has a range of wall and base mounted units, with a roll top work surface over, a stainless steel sink drainer unit with mixer tap over, electric hob with an electric oven under. The kitchen also benefits from a skylight to the front elevation, plus has plumbing for a washing machine and space for a stand-alone fridge/freezer unit. There is a breakfast bar which divides the living and dining space perfectly.



Wingfield Road

Stoke, Plymouth, PL3 4ER

The master bedroom has two skylights to the front and rear elevations, plus a large built in cupboard which is an excellent storage space. The second bedroom has a large window to the front elevation and is a good size double bedroom.

To finish, the shower room is finished to an immaculate standard thought and has a skylight to the front elevation. The shower room is cleverly designed to incorporate a large walk in shower with a glass screen, plus a low level w/c and a square hand wash basin with a mixer tap over. There are two built in storage cupboards, plus an infra-red heater and a heated towel rail. The shower room has floor to ceiling tiles and a Kardean flooring to finish.

The property also benefits having access to a private loft space. This is perfect for extra storage and is accessed via the hallway via a pull down ladder.





COMMUNAL GARDEN

Residents gardens

Allocated Parking

1 Parking Space

OUTSIDE

Externally, the communal areas are finished to a very high standard. The gardens are landscaped and southerly facing. The property also benefits from an allocated parking space in the car park. More parking is available on a first come, first serve basis, on Wingfield Road.

TENURE & SERVICES

Tenure - Leasehold

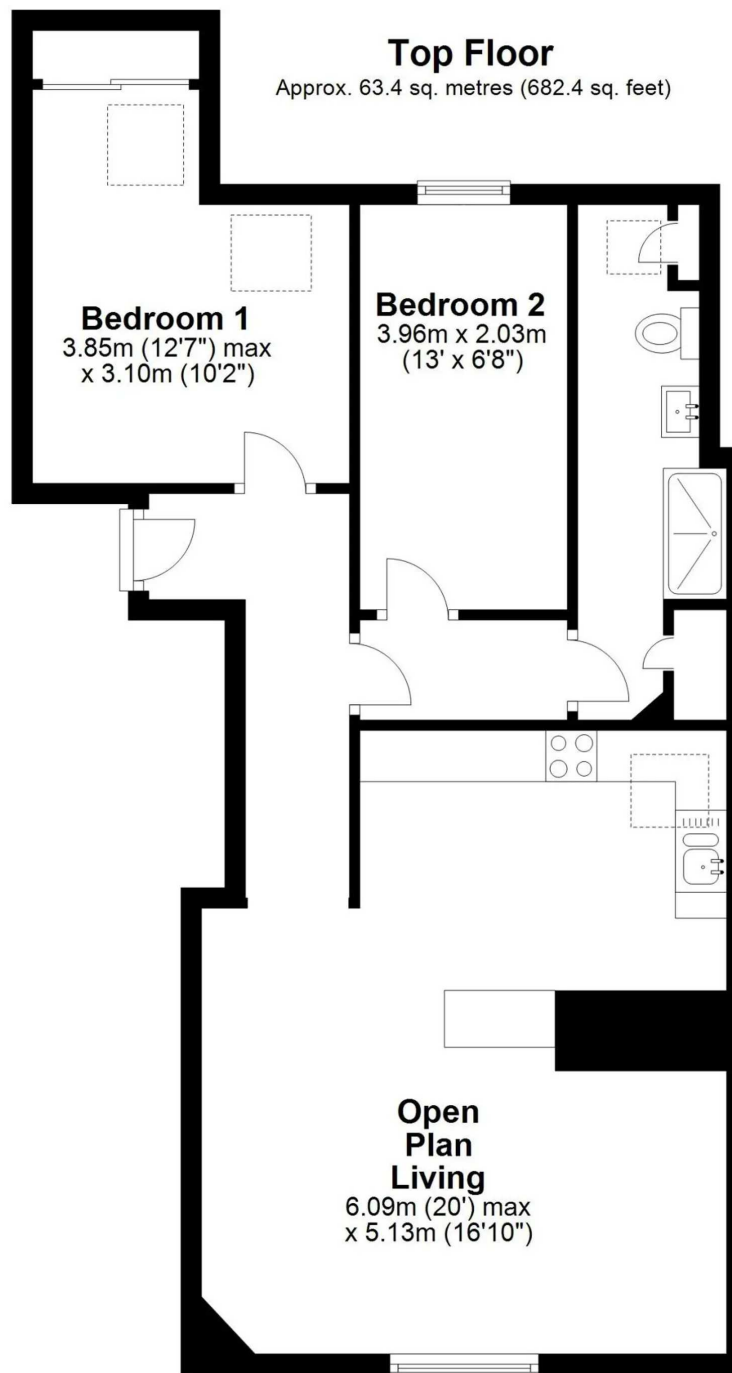
Lease Length - 999 years from 2014 (Share of Freehold)

Ground Rent & Service Charge - £1500 per annum

EPC: D

Council Tax Band: B





Top Floor

Approx. 63.4 sq. metres (682.4 sq. feet)

Bedroom 1

3.85m (12'7") max
x 3.10m (10'2")

Bedroom 2

3.96m x 2.03m
(13' x 6'8")

Open Plan Living

6.09m (20') max
x 5.13m (16'10")

Total area: approx. 63.4 sq. metres (682.4 sq. feet)

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