



## Nelson Gardens, Stoke, Plymouth, PL1 5RH

Offers in Region of **£255,000 LEASEHOLD**





## Nelson Gardens

Stoke, Plymouth, PL1 5RH

This beautiful ground floor Grade II Listed building features high ceilings with original covings, peaceful views out onto a private terrace which continues onto the communal pool. With two double bedrooms, a large 4 piece bathroom suite, open plan living/kitchen/diner and an allocated off road parking space to finish.

Council Tax band: C

Tenure: Leasehold

- Two Double Bedrooms
- Allocated off road parking space
- Large open plan living space
- Private South Facing Balcony
- Communal Heated Swimming Pool
- Private Cul-de-Sac
- Immaculately Presented W/C and Bathroom
- Close to Local Amenities





# Nelson Gardens

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Located on the highly sort after private road of Nelson Gardens, You enter the property through a characterful and classy hallway. On the ground floor there is access to the main bedroom, living/kitchen/diner, W/C and the stairs to the lower level.

The main bedroom is of a great size and provides plenty of built-in wardrobe room. As you first walk in to the room you really take in the height of the ceilings and the spectacular coving features. The W/C has a modern finish and is conveniently located directly opposite the main bedroom.

The living/kitchen/diner oozes with natural light from the bay windows and double doors which lead out to the private south facing terrace and communal heated swimming pool.

Downstairs you will find the second bedroom which is another double size and ample space for wardrobes/storage. On the other side of the landing is the four piece bathroom suite with a separate bath and shower. The bathroom is immaculately finished to a modern standard.







## GARDEN

### Allocated Parking

1 Parking Space

### Tenure & Services

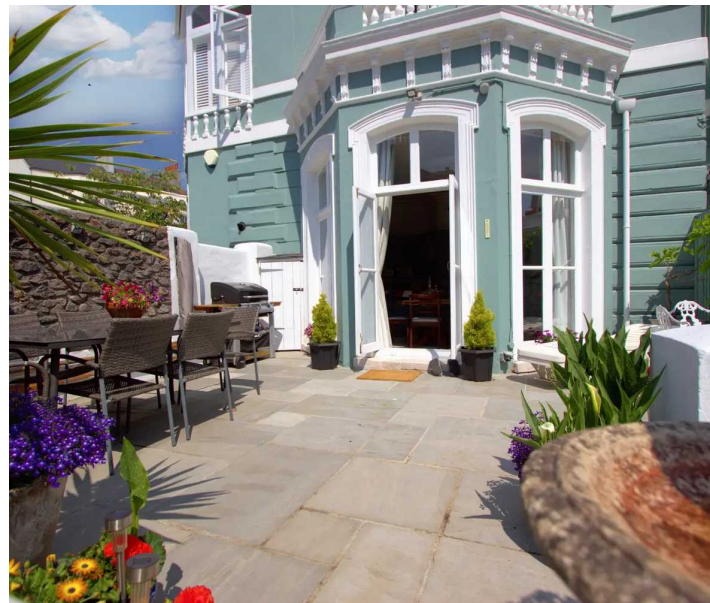
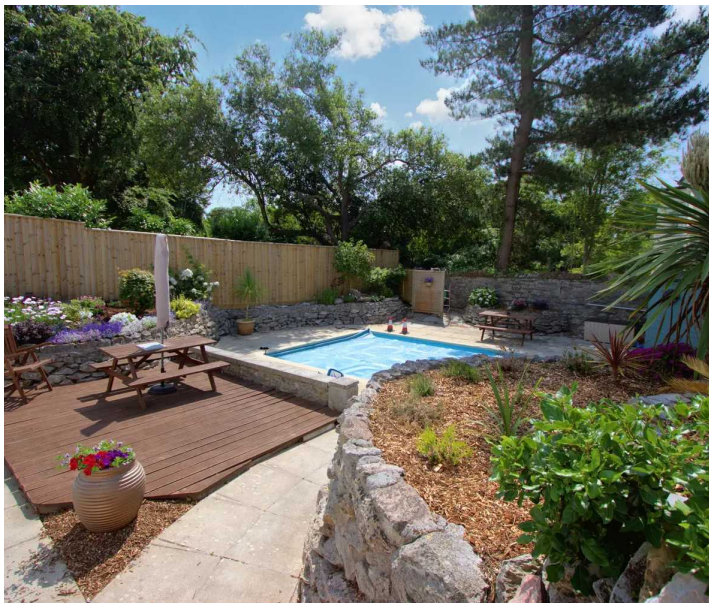
Tenure: Leasehold

Lease length - 999 Years

Service Charge - £2087 per annum

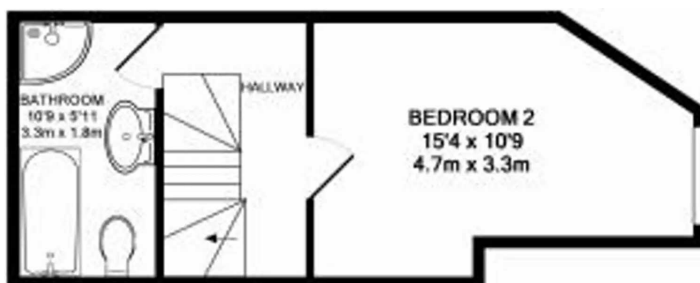
Ground Rent - £5 per annum

Council Tax band: C

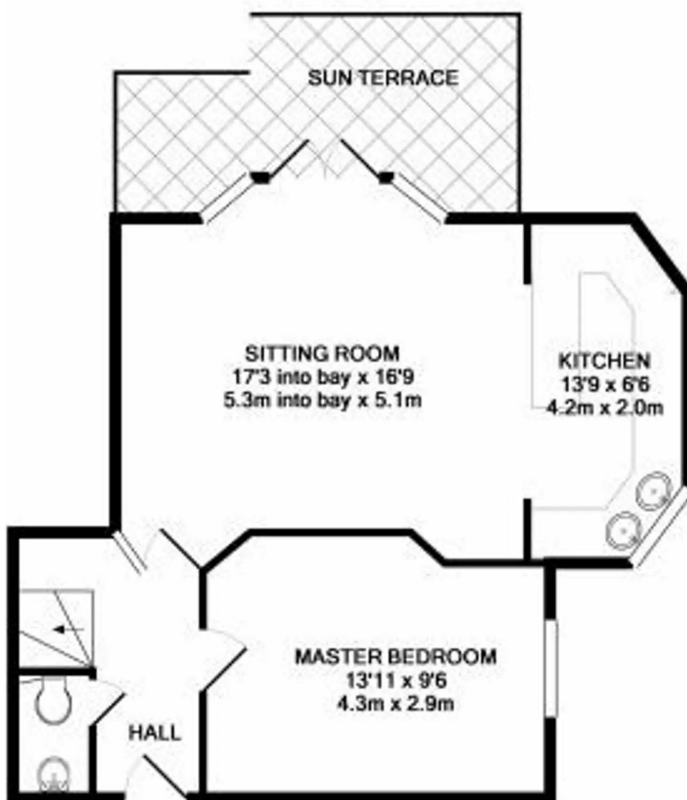








LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 273 SQ.FT.  
(25.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 542 SQ.FT.  
(50.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.7 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Atwell Martin

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