



## White Friars Lane, St. Judes, Plymouth, Devon, PL4

**Offers Over: £125,000**

*Leasehold*

This stunning apartment has been renovated throughout to a beautiful standard and is ready to now move straight into. The property has a modern and contemporary finish with its colour scheme and choice of kitchen and bathroom fittings which are perfectly in keeping with current demand. What makes this apartment stand out from the rest is the balcony and private parking!



## Property

This two-bedroom third floor apartment has had a full makeover and what a stunning finish it has!

The previous owners have gone throughout the apartment and absolutely everything has been done to an incredibly high standard.

There is new flooring throughout with a warm, soft grey carpet in most rooms. Both the bathroom and kitchen are also brand new and both of a high specification.

The apartment also has a balcony which due to its elevated position enjoys an attractive view across the Plymouth City Centre skyline and catches some stunning sunsets in the evening.

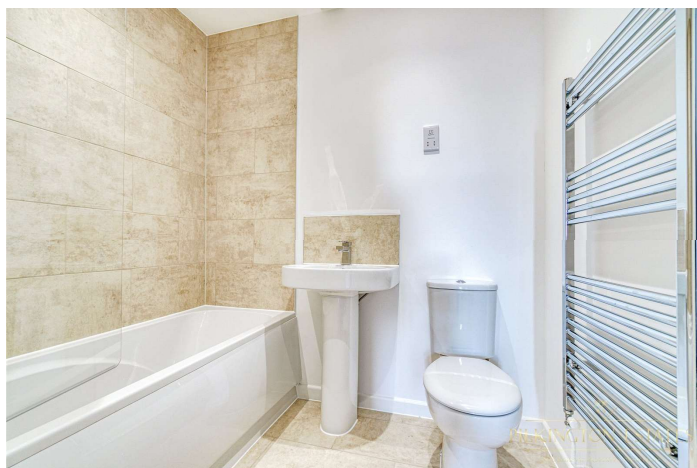
There are two allocated private parking spaces that come with the apartment making this property perfect for someone with a busy schedule wanting parking guaranteed for them when they get home.

As this apartment is sold with no onward chain it is sure to catch the eye of first-time buyers and buy to let investors alike.

**Accommodation** A communal front door gives access into the building. From the communal hallway, staircase rises to third floor landing where the apartment is located. Doors leads into apartment.

**Entrance Hall** Carpet flooring, storage cupboard, wall mounted telephone entry system, doors into:

**Lounge/Diner** 14'3" x 12'9" (4.34m x 3.89m). Max measurements. Carpet flooring, wall mounted radiator, double glazed window to side, double sliding doors to rear aspect leading on to balcony, TV point, door to kitchen.





**Kitchen** 10'6" x 7'2" (3.2m x 2.18m). Fitted kitchen with a range of high gloss matching wall and base units, integrated 1 1/2 bowl stainless steel sink & drainer unit, integrated induction hob, extractor over, integrated electric oven, space for fridge freezer, space and plumbing for washing machine, double-glazed window to rear.

**Bedroom** 11'3" x 8'8" (3.43m x 2.64m). Carpet flooring, wall mounted radiator, double glazed window to front.

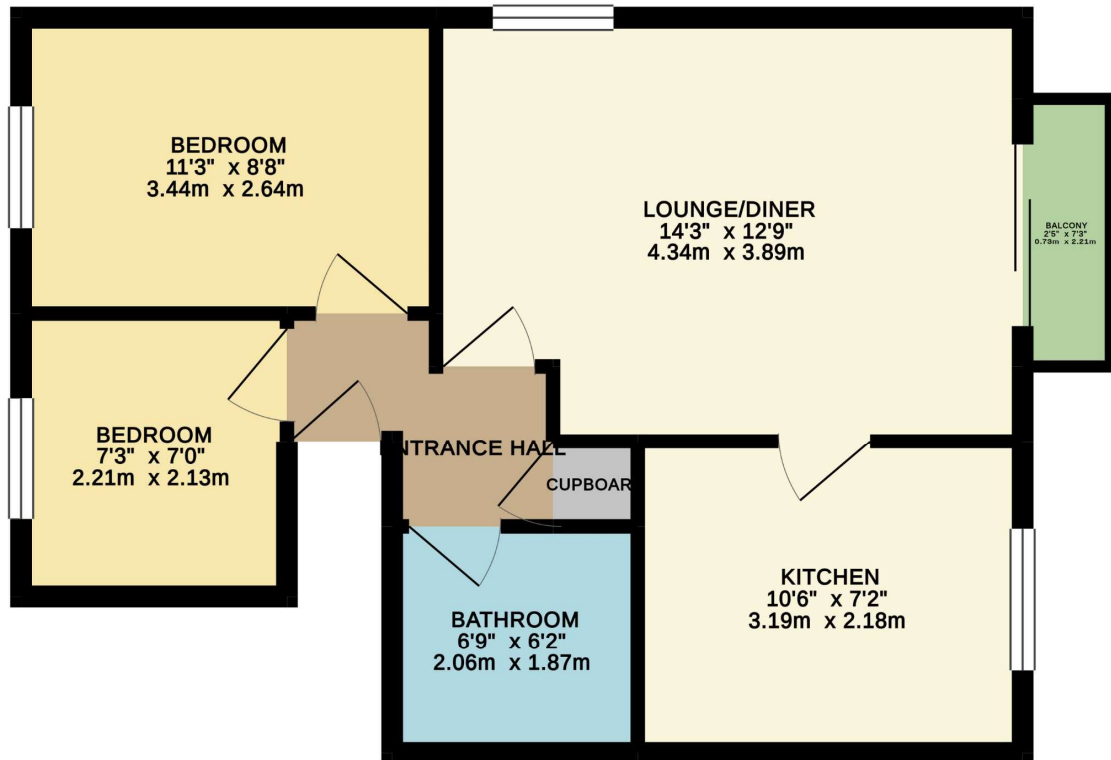
**Bedroom** 7'3" x 7' (2.2m x 2.13m). Carpet flooring, wall mounted radiator, double glazed window to front.

**Bathroom** 6'9" x 6'2" (2.06m x 1.88m). Brand new bathroom. Bath with waterfall taps over, shower over the bath, tiled flooring, part tiled walls, low level WC, wash hand basin, wall mounted heated towel rail, extractor fan.

**Outside** The apartment has two private allocated parking spaces at the front of the building.

**Charges Applicable**

GROUND FLOOR 488 sq. ft.  
( 45.4 sq. m. )



TOTAL FLOOR AREA : 488 sq. ft. ( 45.4 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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