



Old Laira Road, Plymouth, Devon, PL3 Offers Over: £100,000

Share of Freehold

This character-filled, impressive period apartment is beautifully presented and in the central area of Laira. Located close to local transport routes and with easy access links to the city, this charming two double bedroom property is appealing to first time buyers, professionals and investors looking to add a lucrative apartment to their portfolio.

The home boasts generous room sizes and comprises of a living room, two double bedrooms, bathroom and kitchen. The attractive living room has been finished to the highest of standards and like the remainder of the apartment is decorated pristinely. The living room also offers a large bay window with gorgeous views stretching over the nearby playing fields. A recently fitted kitchen has been installed and flows off the living room itself, whilst a contemporary style bathroom, fit with jacuzzi style bath is at the rear of the property. Both double bedrooms have ample space for large furniture. EPC: TBC

Rooms

Landing 10'9" x 11'4" (3.28m x 3.45m).
Landing comprises; carpet flooring and loft access.



Living Room 15'2" x 11'5" (4.62m x 3.48m).
Comprises; Laminate wood style flooring, upvc double glazed window to rear, radiator and TV point.

Kitchen 7'8" x 6'5" (2.34m x 1.96m).
Comprised; Laminate wood style flooring, upvc double glazed window to rear, Sink and drainer unit, induction hob, GCH Boiler, Beko oven, space for fridge freezer and washing machine.



Bedroom 1 14'4" x 8'5" (4.37m x 2.57m).
Comprises; Carpet flooring, upvc double glazed window to front aspect, radiator.

Bedroom 2 10'5" x 8'2" (3.18m x 2.5m).
Comprises; carpet flooring, Upvc double glazed bay window, radiator and multi-plugs.

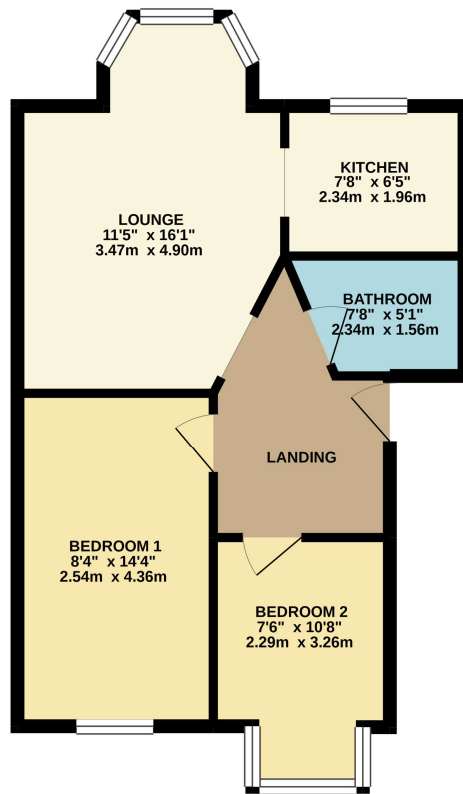


Bathroom 7'7" x 5'2" (2.3m x 1.57m).
Comprises; Vinyl flooring, Jacuzzi style bathtub, heated towel rail, Ceramic wash hand basin, part tiled, WC and extractor fan.





FIRST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 493 sq.ft. (45.8 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 misstatement. 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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