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Opening Hours

Monday - Friday

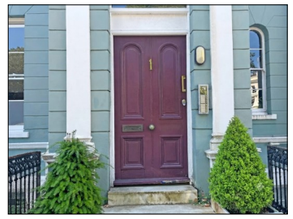
9.15am—5.30pm

Saturday

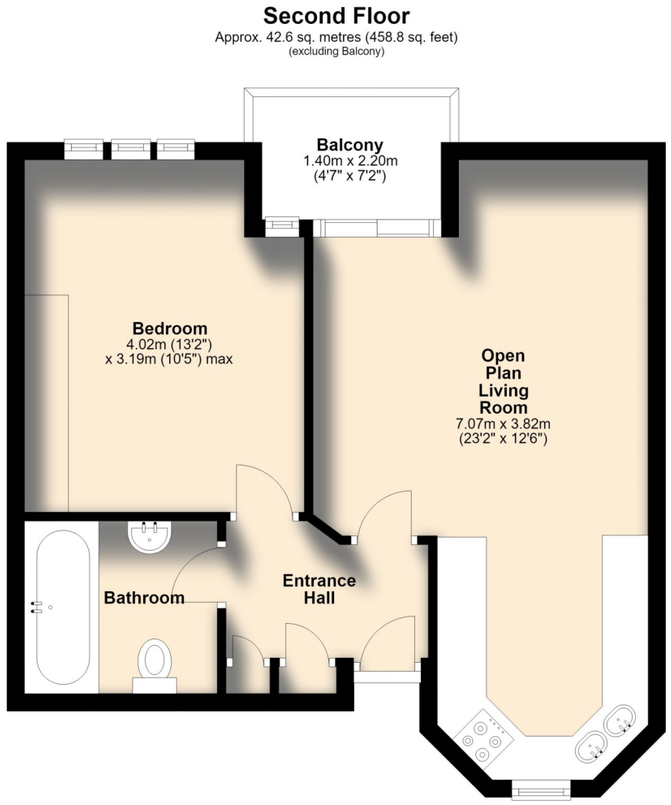
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 15/G/26 6021

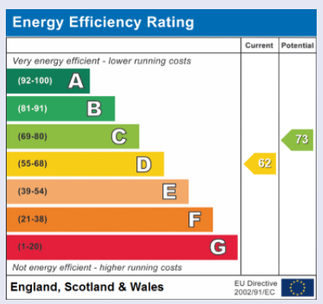


Floor Plans...



Further Information…

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



PLYMOUTH HOMES ESTATE AGENTS

SECOND FLOOR FLAT

OPEN PLAN LIVING ROOM

DOUBLE BEDROOM

FOUR-PIECE BATHROOM

SWIMMING POOL

ALLOCATED PARKING

NO ONWARD CHAIN

1L Nelson Gardens, Stoke, Plymouth, PL1 5RH

We feel you may buy this property because…

'Of the lovely residential position, and the communal swimming pool.'

£130,000

www.plymouthhomes.co.uk

Number of Bedrooms
One Bedroom

Property Construction
Timber and Stone Construction

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking Space

Outside Space
Communal Garden

Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £100
Home or Investment Property: £6,600

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline

Introducing…

Located on the second floor of this stunning Grade II listed building, this flat enjoys the use of the well maintained, southerly facing, communal garden which also incorporates a resident's swimming pool. The building is accessed via an impressive entrance hall with stairs rising to the second floor. Internally the flat comprises entrance hall, an open plan lounge/ dining/kitchen area with a vaulted beamed ceiling and opening to a small, private balcony. There is also a double bedroom with a vaulted beamed ceiling and a three-piece bathroom suite. Further benefits include double glazing, central heating, over head storage in both the living room and bedroom, and externally the property benefits from an allocated parking space located within a residents parking area. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate this charming property.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a secure, communal main entrance opening into an impressive communal hallway with secure door to the parking area and stairs rising to the second-floor landing with glazed ceiling lantern window and private door opening to flat 1L into the entrance hall.

SECOND FLOOR

ENTRANCE HALL
With wall mounted entry phone, two built in storage cupboards, one housing the wall mounted boiler serving the heating system and domestic hot water, doors to all rooms.

OPEN PLAN LIVING ROOM
7.07m (23'2") x 3.82m (12'6")
A lovely reception space incorporating the lounge, dining and kitchen areas, with a vaulted beamed ceiling, Velux window to the front, radiator, kitchen area fitted with a range of wooden base and eye level units with marble worktops above, glazed display units, plate and wine racks, spaces for cooker and washing machine, wooden ladder accessing a useful raised storage area, wall mounted mirror, double glazed sliding doors opening to the private balcony.

BALCONY
2.20m (7'2") x 1.40m (4'7")
An enclosed balcony enjoying the views to the rear and the outlook over the communal garden and swimming pool.

BEDROOM
4.02m (13'2") x 3.19m (10'5") max
With four double glazed windows to the rear, inset dressing table with marble top, vaulted beamed ceiling, exposed stone, a second useful raised storage area, radiator.

BATHROOM
2.20m (7'2") x 1.97m (6'5")
Fitted with a three-piece suite comprising panelled bath with hand shower attachment off a telephone style mixer tap, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, wall mounted mirrors, shaver point, radiator, wall lights.

OUTSIDE

FRONT
Located on a private road, the front of the building is accessed via a communal main entrance.

REAR
To the rear of the building is a beautifully maintained and southerly facing communal garden area with decked seating area and accessing a lovely communal swimming pool.

PARKING
The property benefits from an allocated parking space located within a residents parking area to the rear of the building.

LEASEHOLD
The term of the lease for this property is 999 years from 2013. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is peppercorn and the property benefits from a share of the freehold. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments/service charge is £110 per month. This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.