



Falcon

01752 600444

Flat 16, St James Mews

21 Crescent Avenue, Plymouth, PL1 3DT

Guide Price £280,000 - £290,000





In Brief

Top Floor Maisonette

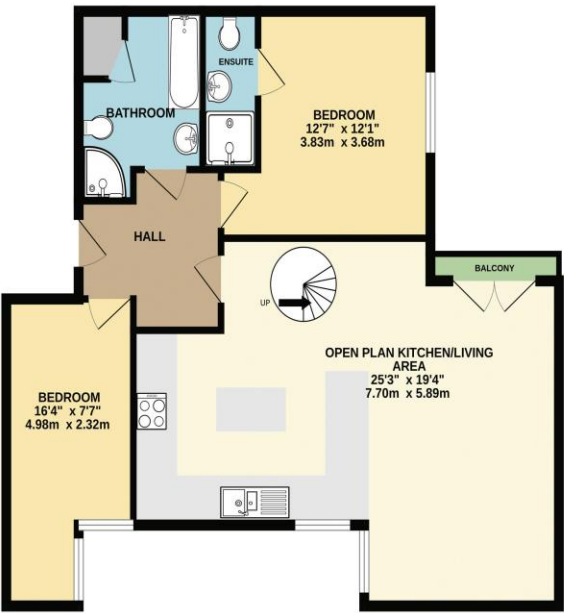
Reception Rooms	Open Plan Living Area/Kitchen and Mezzanine Living Area		
Bedrooms	Two Double Bedrooms		
Heating	Gas Central Heating	Parking	Large Garage - 33'1 x 13'0
Area	1211 Sqft (Excluding Garage)	Council Tax	C
Tenure	Share of Freehold		

Description

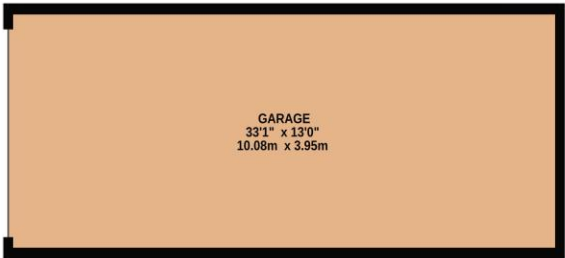
A fabulous opportunity to purchase a two double bedroom top floor apartment located within this gated development known as 'St James Mews', just a few minutes away from the How with panoramic views of The Sound, and a just a short distance from the historic Barbican and Plymouth City Centre with Darke Circus shopping centre and the 'Barcode' complex. This stunning and incredibly spacious apartment is located on the 2nd floor of the building and has been beautifully presented by the current owners to create a stunning contemporary apartment, whilst also benefiting from a large garage measuring 33ft in length. The main communal door leads into a hallway with a door into the garage, while stairs lead up to the second floor and the main flat door. This in turn leads into a hallway with doors leading off to rooms. The main open plan living area/kitchen is a stunning space, with a modernised kitchen, just over 2 years old with a beautiful range of units with wooden work surfaces and additional wall mounted cupboards. Integrated appliances include a dishwasher, washing machine and a fridge/freezer. While also there is a useful breakfast bar area. The living area has been arranged to include a sitting area and dining area, again a wonderful space with double doors from the dining area, leading to a Juliet balcony. From the main living area, a spiral staircase leads up to a large mezzanine living area, providing a second sitting area with velux windows, allowing plenty of light into this space. The apartment benefits from two double bedrooms with the main bedroom enjoying an en suite shower room, comprising of a WC, wash hand basin and a separate shower cubicle. There is also a separate bathroom which has been fitted with a white 4-piece suite including a WC, wash hand basin, bath and separate shower cubicle. Also within the bathroom is a handy storage cupboard. As mentioned, the property comes with a larger than average garage measuring 33ft in length by 13ft in width and benefits from an electric door and has power and light. The apartments also offer visitor parking on a 'first come' basis in the secure courtyard. This is a truly stunning apartment, beautifully presented throughout, offering spacious accommodation and conveniently located for access to Plymouth's stunning waterfront and the Barbican. PLEASE NOTE : Lease Length – 978 years remaining (999 years started in 2003), Service/Maintenance Charge of £110 per month and owns a share of the freehold.

Floor Plans

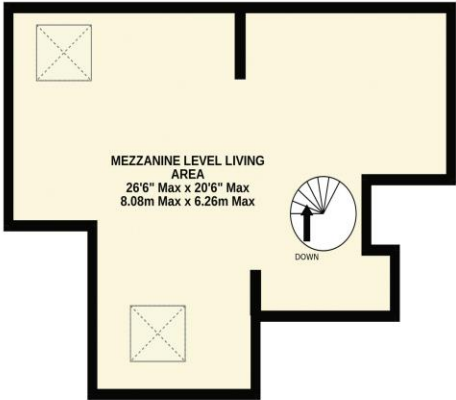
SECOND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



GARAGE
429 sq.ft. (39.8 sq.m.) approx.



THIRD FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.4 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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