

## Lot No.: 7

# FLAT 2, THE GATEHOUSE, 75 GLENFIELD ROAD GLENHOLT, PLYMOUTH, DEVON, PL6 7LN



- 999 year long leasehold with vacant possession ●
- A two bedroomed self contained ground floor flat in a favoured residential location ●
- Well suited for owner occupation or for letting purposes as an investment proposition ●

### Property Details

#### Location

Glenfield Road is located in the heart of the favoured Glenholt residential suburb some 5 or 6 miles to the north of Plymouth City Centre and within easy reach of Dartmoor National Park about one mile distant. It is also well placed for the various business parks and industrial facilities to the north of the city together with Derriford and Nuffield Hospitals and the University College of St Mark and St John.

#### Description

A two bedroom ground floor apartment formed by the conversion of a one time office block into 5 residential units which lends itself for owner occupation or for letting purposes. It enjoys the benefit of gas fired central heating and double glazing.

**EPC Rating:** D.65

### Accommodation

Flat 2 is a ground floor flat accessed from the side of the building and comprising: Entrance Lobby with walk-in boiler cupboard / laundry, Inner Hall, Sitting Room and Kitchen combined, No.1 Bedroom (double), No.2 Bedroom (single) and Bathroom with bath, wash hand basin and W.C.

#### Outside

There is a communal garden facility at the rear with decked area.

#### Tenure

Held on a lease for a term of 999 years commencing 1st January, 2007.

**Guide Price £60,000 - £70,000**

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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