

FOR SALE

ASKING PRICE £242,000



Alan Cummings
estate agents & valuers

Apartment 9, The Pearn, 44 Eggbuckland Road, Mannamead, PL3 5JP



- **Superbly presented spacious first floor Apartment**
- **Comfortably appointed, well-presented home**
- **Generously proportioned accommodation with central heating and modern fittings**
- **33' long Reception Hall**
- **25' spacious Living Room incorporating quality fitted integrated kitchen**
- **Master bedroom with walk-in wardrobe and En Suite Shower Room**
- **Second generous size double bedroom, Bathroom/wc**
- **Set in substantial Grade II period built listed building for occupiers over the age of 55 years**
- **Desirable quiet setting with delightful outlook over maintained gardens and grounds**
- **Private parking space, 6 Visitors parking bays, Secure cycle shed, No onward chain**

THE PROPERTY Created out of the clever conversion of this substantial period built Grade II listed building 'The Pearn Home' and now providing a well-presented and comfortably appointed home for occupiers over the age of 55 and set in this desirable quiet setting.

Apartment 9 enjoying an enviable position located at first floor level in this two storey building and having a delightful outlook over the well-maintained gardens and grounds. Also located quietly away from Egguckland Road which runs behind.

Approached via one of the two communal entrances and this located towards the western end with wide doors opening into a reception lobby and from here into a spacious and impressive reception hall, a wide staircase leading up to the first floor. The apartment itself having an impressive statement hall with hand crafted built-in display units, a spacious living room with windows overlooking the gardens and incorporating a good sized sitting area with feature fireplace, dining area and a quality integrated kitchen. A generous size master bedroom with walk-in wardrobe/dressing room/utility cupboard and a well-appointed en-suite shower room/wc. A second generous size double bedroom with windows to the front and side and having a delightful outlook. A well-appointed separate bathroom.

The property has a single private parking space, an allocated bike rack within the secure cycle shed and delightful gardens and grounds. There are some six visitors parking bays.

GROUND FLOOR

COMMUNAL ENTRANCE PORCH

COMMUNAL RECEPTION HALL Staircase rising to:

FIRST FLOOR

COMMUNAL LANDING

APARTMENT 9

STATEMENT HALL 33' 0" x 5' 6" (10.06m x 1.68m) Two handcrafted display units.

LIVING ROOM 25' 3" x 15' 7" (7.7m x 4.75m) Two windows to the front, feature fireplace and incorporating quality fitted integrated kitchen with Corian composite work surfaces, inset sink unit. 'Bosch' integrated appliances include dishwasher, washer/dryer incorporating steamer, fridge and freezer, double oven/grill, induction hob and extractor.

MASTER BEDROOM 12' 6" x 9' 3" (3.81m x 2.82m) Window to the front. Picture rail. Door to:

WALK-IN WARDROBE 8' 0" x 7' 8" (2.44m x 2.34m) Recessed storage area and fitted clothes rail/shelving. Cupboard housing 'Vokera' boiler servicing central heating and hot water.

EN-SUITE SHOWER ROOM Quality white suite with wc, vanity wash hand basin and walk-in shower.

BEDROOM 2 16' 8" x 9' 4" max. (5.08m x 2.84m max.) Windows to the front and side. Two built-in wardrobes.

BATHROOM Window to the rear. Quality white suite with wc, wash hand basin with drawers under, free standing contemporary bath with side set mixer tap and hand held shower mixer. Chrome ladder radiator.

FIRST FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.3 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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EXTERNALLY One private allocated parking space. Six visitors parking bays. Use of gardens and grounds. Secure bike shed. Meter cupboard.

TENURE: Leasehold for a term of 999 years which commenced in 2019. The management company owns the freehold title of the overall property and effectively each of the ten properties have a tenth share of the freehold title. The current management service charge is £2100 per annum which includes ground rent and block buildings insurance.

COUNCIL TAX BAND: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		

