







**DC**  
LANE

SELL • LET • MANAGE

Whiteleigh Avenue, Plymouth, PL5 3AS

£85,000 Leasehold

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£85,000

# Whitleigh Avenue

Plymouth, PL5 3AS

- Ground Floor Flat
- Crownhill Location
- Modern Purpose Built
- Delightful Gardens
- Short Lease - Cash Buyers Only
- One Double Bedroom
- Open Plan Living
- Well Presented
- Four Parking Spaces
- Council Tax Band A

DC Lane are delighted to present this ground floor flat located in Crownhill within walking distance to Crownhill Village and within easy access to the A38 and all major routes.

Tucked away in a quiet location and backing onto Bladder Meadow this property would be perfect for those seeking tranquillity and green surroundings. Built in 1990, the accommodation comprises of private entrance into an open plan living/dining/kitchen which the current owners have cleverly zoned maximising the space. There is a double bedroom with fixed hanging storage along both walls, a bathroom with shower over and a useful storage cupboard.

There is a fenced garden directly in front of the property aswell as further delightful gardens that are sure to captivate any green-fingered buyer. Also in the parking area there is a further garden space ideal for growing produce.

Parking is always a premium in city living, but fear not, as this flat comes with parking for four vehicles - a rare find in such a peaceful location. Whether you have guests visiting or are a car enthusiast, this feature provides both convenience and flexibility.

In conclusion, this flat on Whitleigh Avenue is a hidden gem for those looking for a peaceful retreat with a touch of nature. With its charming gardens, ample parking, and proximity to parkland, this property offers a unique opportunity to create a tranquil haven in the heart of Plymouth and would be ideal for a single occupant or a couple looking for a peaceful abode.

Due to the short length of the lease 59 years this property is only available to cash buyers.



## Ground Floor

Open Plan Lounge/Dining/Kitchen	15'5" x 7'6" (4.72 x 2.30)
Bedroom	10'7" x 8'11" (3.24 x 2.72)
Bathroom	5'4" x 6'0" (1.64 x 1.83)



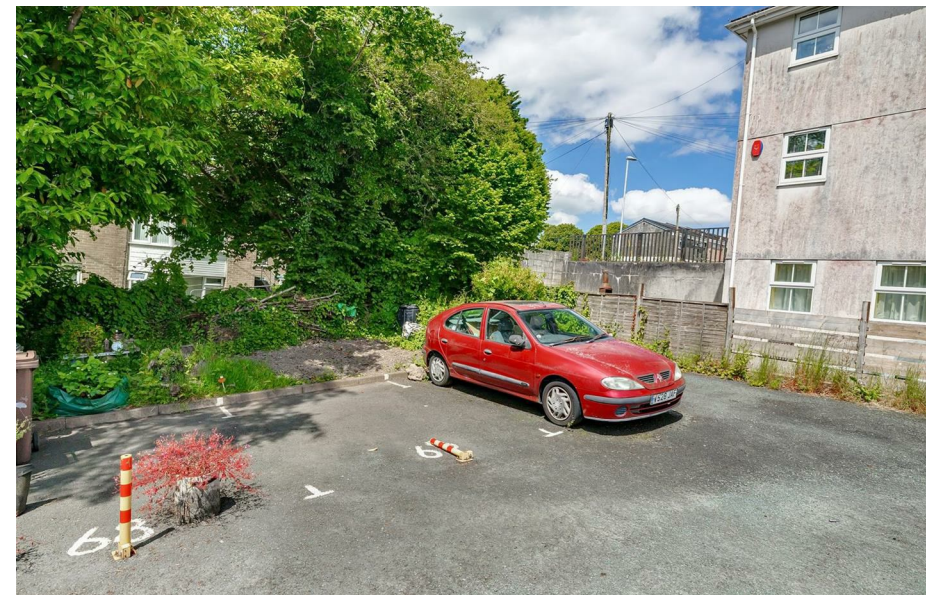


## Directions

From DC Lane office Slight left onto Hyde Park Rd 0.3 mi Continue onto Weston Park Rd 0.7 mi Turn right onto Outland Rd/A386 0.3 mi Keep right to continue on A386 0.7 mi Slight left onto Meavy Way 0.2 mi Slight left onto Crownhill Rd/B3413 276 ft Turn left onto Haroldsleigh Ave 0.1 mi Turn right onto Whitleigh Ave and the property can be found on the left.

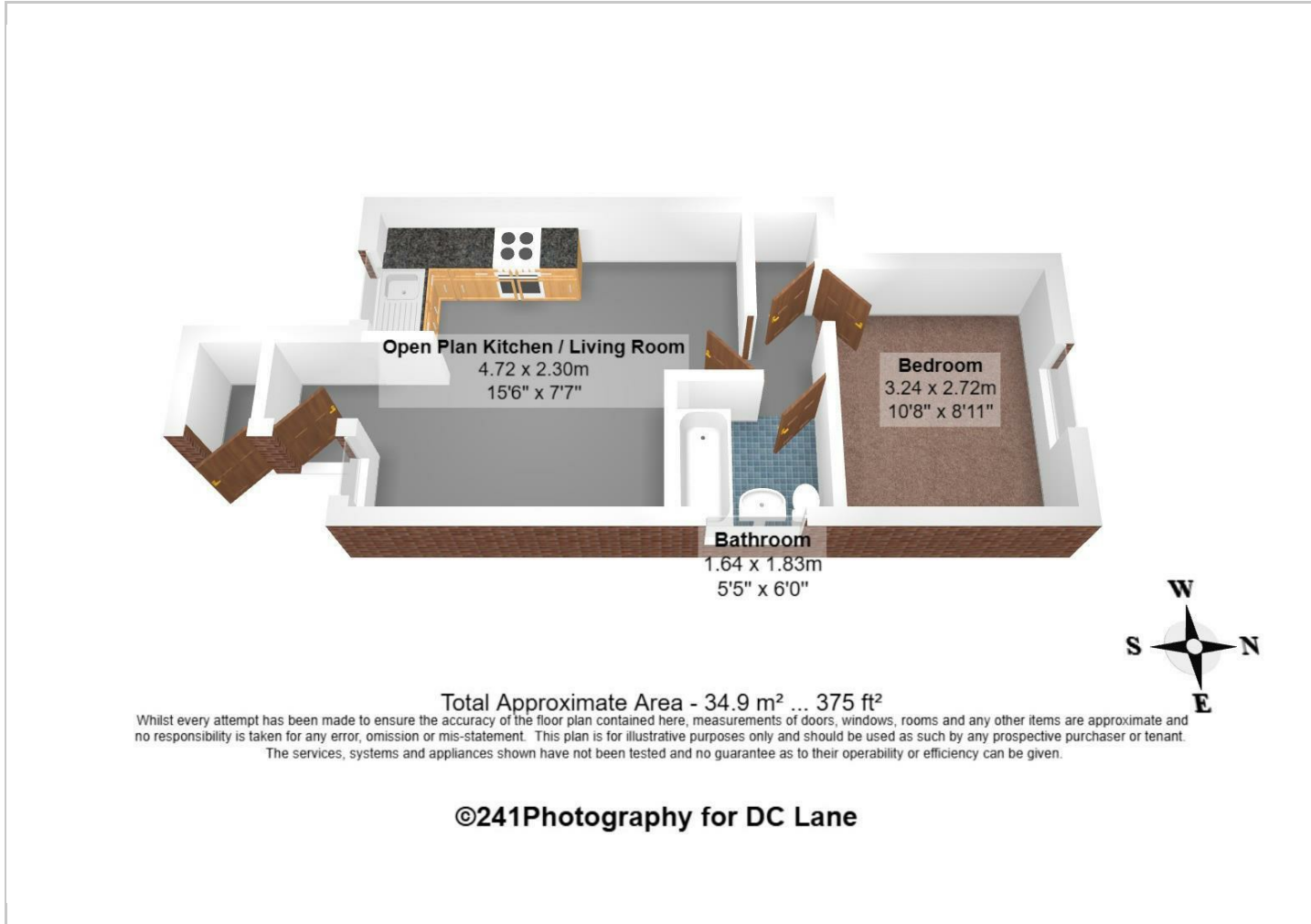
**Council Tax Band: A**

## Scan for Material Information





## Floor Plans

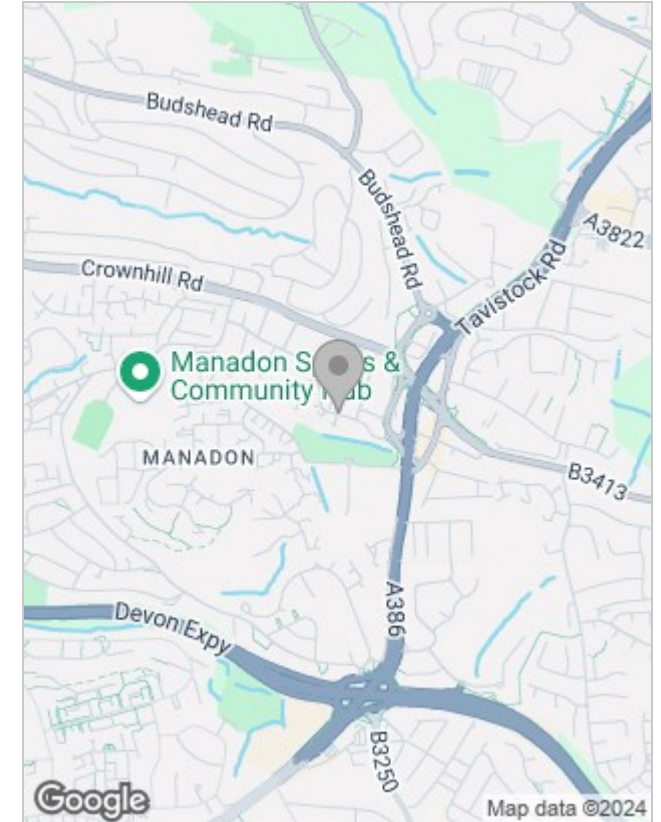


## Viewing

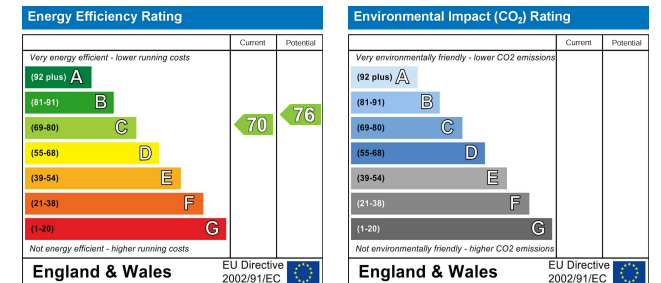
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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