

# FOR SALE



## £54,000 for a 40% Share

**Frobisher Approach, Manadon Park, Plymouth PL5 3UZ**



Situated on the edge of Manadon Park within commuting distance of Plymouth City Centre and with direct access to the A38 dual carriageway, Derriford/Nuffield Hospitals, Tesco Superstore, Crownhill Shopping Village and located within the catchment area for popular schooling.

The apartment occupies a quiet cul-de-sac location with beautiful views overlooking established trees and the cricket pitch. The property also benefits from well-maintained communal gardens.

Constructed by Barratt homes in 2006 this second floor apartment consists of a hallway, lounge, kitchen/diner, two bedrooms(one en-suite), and a large family bathroom. Other benefits include UPVC double glazing, gas central heating and allocated parking.

**Monthly rent and payable:           £266.96**

**Service charge                           £43.03**

**The council tax banding for this property is currently Band (B).**

**The property has a C rated EPC.**

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**PURCHASE PRICE: £54,000 for 40% share**

**(100% value = £135,000)**

**To arrange a viewing please call the owner**

**Miss Stacey on 07584426784**

**Please note:** To be eligible to purchase this property you must be pre-registered with the local Homebuy agent. Please see <https://www.helptobuyagent3.org.uk/> for more information for details.

***These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. The information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact.***