

Guide Price £170,000

LAWSON
Estate Agency...Only Better



FLAT 19, 161-163 NORTH ROAD WEST, CITY CENTRE, PLYMOUTH, PL1 5BY

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

Lawson are delighted to market this spacious loft style apartment in a highly regarded city view development a former corporation grammar school converted approximately 15 years ago into attractive loft style apartments. Approached via electric gates with sliding electric gate to the rear parking area, one allocated space, intercom entry phone giving access to the front door. Steps lead to the second floor with private front door to the apartment. A spacious hallway with cloakroom; low level w.c, pedestal wash hand basin. A fantastic vaulted open plan living area with wooden flooring, two large sash windows to the rear elevation and a fitted kitchen; with a matching range of base and eyelevel storage cupboards, granite worksurfaces, integral fridge/freezer, cooker, filter canopy and hob.

From the main hallway carpeted stairs ascend to the first-floor landing with a door to bedroom one, a spacious double with wooden shutter blind opening above the vaulted lounge. Bedroom two a further double with a window to the rear. The family bathroom is fitted with a matching four-piece suite comprising; jacuzzi bath, low level w.c, pedestal wash hand basin. The property is held on a leasehold basis with 999 years from 2006 and has a ground rent of £100 per year and service charge of £161 per month.

OUTGOINGS PLYMOUTH

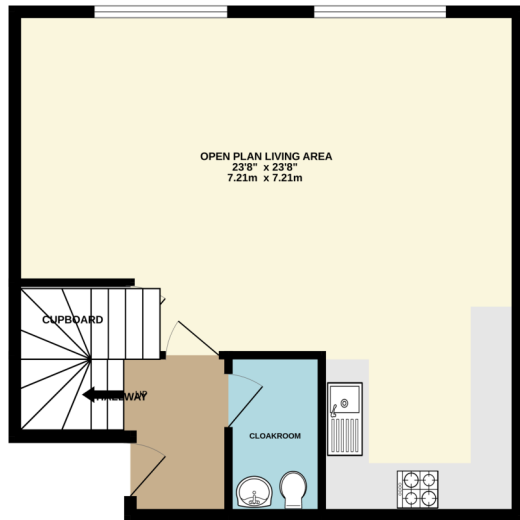
We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2024/2025 is £1,722.68 (by internet enquiry with Plymouth City Council). These details are subject to change.

PLYMOUTH

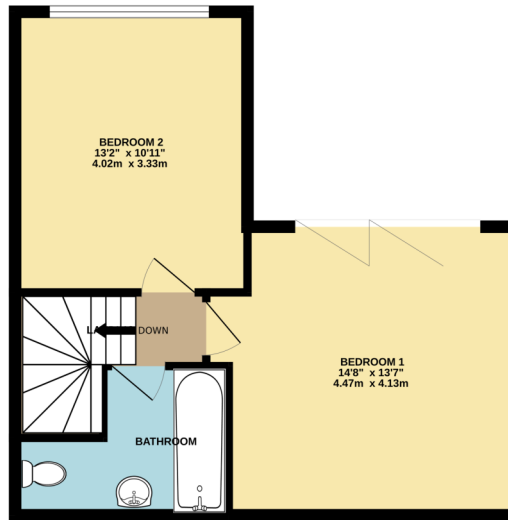
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

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FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

