

**£100,000**



**15 ST. LEO PLACE, DEVONPORT, PLYMOUTH, PL2 1SG**

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

Lawson are delighted to market this beautifully appointed, renovated top floor apartment just a stone's throw from Devonport Dockyard and all amenities. The property is found on the third floor of this conveniently located apartment block and has been fully renovated providing adaptable accommodation comprising; composite front door leading to an entrance hall; with a door to the sitting room; a spacious room with southerly aspect, wooden fire surround and hearth double glazed door leading to a small balcony.

The kitchen which is fitted with a matching range of base and eyelevel contemporary modern units with an Integral Lamona electric oven, four burner gas hob, filter canopy, stainless steel sink drainer unit with attractive tiled splashbacks, space for fridge/freezer and vinyl flooring.

Bedroom one, a spacious double with a window to the front elevation. Bedroom two, a further double with a window to the rear. The property has the benefit of an intercom entry phone system and an external private store room with the additional benefit of an external communal laundry and drying area. The property has approximately 91 years remaining on the lease and has an annual maintenance charge of £1676 per annum and £120 per annum.

### OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2023/2024 is £1407.71 (by internet enquiry with Plymouth City Council). The property is held on a leasehold basis. These details are subject to change.

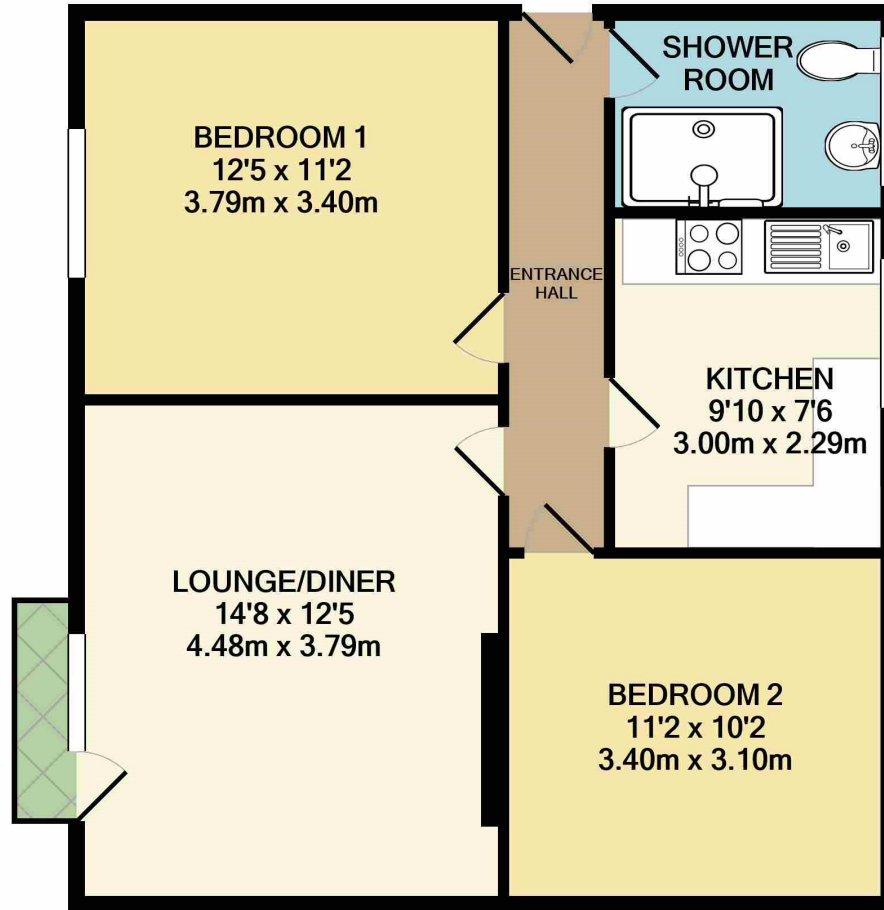
### DEVONPORT

Devonport, formerly named Plymouth Dock or just Dock, is a district of Plymouth in the English county of Devon. Sandwiched between, Devonport Park to the East, and the River Tamar to the West. It was, at one time, the more important settlement. It became a county borough in 1889. Devonport was originally one of the "Three Towns" (along with Plymouth and East Stonehouse); these merged in 1914 to form what would become in 1928 the City of Plymouth. It is represented in the Parliament of the United Kingdom as part of the Plymouth Sutton and Devonport constituency.

### 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.





TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustration purposes only and should be used as such.  
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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

### OUTGOINGS

We understand the property is in band ' A ' for council tax purposes and the amount payable for the year 2024/2025 is £1476.58 (by internet enquiry with Plymouth City Council). These details are subject to change. Maintenance charge of £1676 per annum.

### 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

