



Flat 7, 2-3 Stokes Lane, Barbican, Plymouth, Devon, PL1 2LW

Offers Over £95,000

Lang Town and Country are delighted to offer this second-floor apartment in a purpose-built block, which would make an ideal investment opportunity, or suit a first time buyer. This apartment has recently been refurbished with a new kitchen, bathroom, floor coverings and redecorated.

Located within a moment's walk of the stunning waterside, in the heart of the historic Barbican, with a range of local marinas including Sutton Harbour and Queen Anne's Battery. The city centre is only a short walk away, and the campus for Plymouth University.

The property is accessed via a secure door to the communal entrance lobby with stairs and a lift to all floors.

The main accommodation comprises an entrance hall with a storage cupboard, an open plan, light and airy reception/kitchen area which has a range of fitted cupboards, an electric integrated hob and oven. The bedroom is a double with recess for a wardrobe. The bathroom incorporates a bath, wash hand basin and w.c.

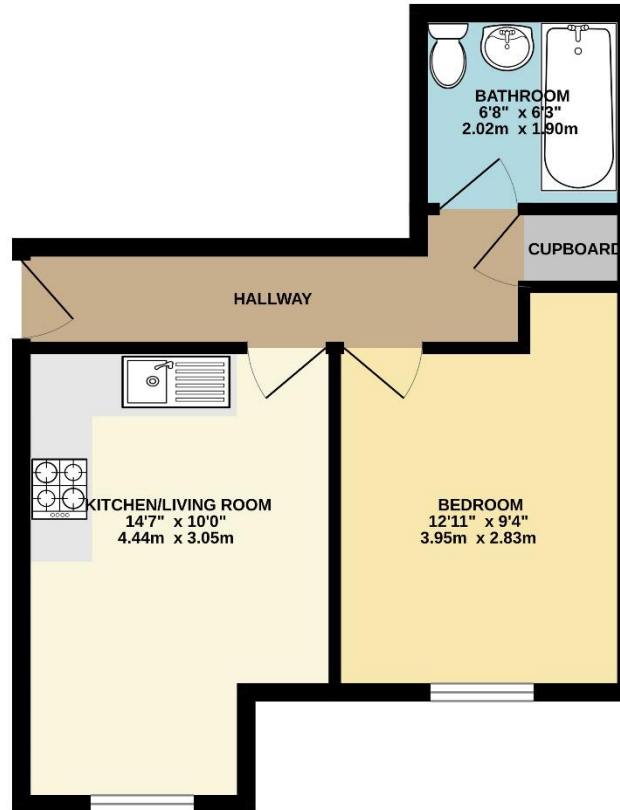
Lang Town and Country would highly encourage an internal inspection of this most charming apartment. We are advised the property is being offered with no onward chain.

LEASE INFORMATION: We understand the apartment is held on Lease with 97 years remaining and subject to a service charge of approximately TBC per year and an annual ground rent of approximately TBC. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on **01752 200909**







TOTAL FLOOR AREA: 349 sq.ft. (32.4 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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