



Apartment 5, Evolution Cove, 31 Durnford Street,
Stonehouse, Plymouth, PL1 3EU

Offers In the Region £180,000

Lang Town And Country are delighted to present to the market this very well presented two bedroom, spacious apartment located close to the Royal William Yard.



The accommodation comprises of a very large open plan lounge/diner with double patio doors from the lounge leading onto a decked balcony. Fully fitted kitchen with integrated appliances. The master bedroom is a large double with fitted wardrobes - Master Ensuite with bath and shower, and there is a further smaller double bedroom. Video-entry phone system, lift access, garaged parking, and storage cupboard. This property is located close to local amenities and bus routes. EPC Rating B.

LOUNGE/KITCHEN/DINER 25' 4" x 20' 10" (7.72m x 6.35m)

BEDROOM 1 12' 2" x 12' 0" (3.71m x 3.66m)

ENSUITE 8' 6" x 8' 2" (2.59m x 2.49m)

BEDROOM 2 8' 7" x 8' 3" (2.62m x 2.51m)

BATHROOM 8' 6" x 6' 2" (2.59m x 1.88m)

LEASE INFORMATION Tenure: Leasehold

Local Authority: Plymouth City Council

Council Tax: Band B

EPC Rating: B

Postcode code for sat nav: PL1 3EU

LEASE INFORMATION We understand the apartment is held on Lease with 110 years remaining and subject to a service charge of approximately £3,200 per year and an annual ground rent of approximately £275. 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](tel:01752 200909)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Measurements are approximate. Not to scale. Illustrative purposes only
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