



Flat 3, 60 Durnford Street,
Stonehouse, Plymouth, PL1 3QN





F3, 60 Durnford Street,

£175,000

Stonehouse, Plymouth, PL1 3QN

Lang Town and Country are proud to present to the market this spacious and ideally situated apartment.

Enjoying sea views and situated close to the vibrant Royal William Yard which has an array of restaurants and bars, general store and is within a 10 minute walking distance into the City Centre. In addition, passenger ferries close by take you to Mount Edgcombe Country Park and the historic Barbican with cobbled streets, art galleries and eateries.

This Georgian Grade II Listed property has been converted into five apartments. 'Apartment 3' comprises a spacious first floor apartment which is attractively presented and decorated throughout. Benefits include an entry phone system, electric heating and double glazing.

The accommodation comprises a reception hall, 17'1 x 13'4 open plan sitting/dining room/kitchen with integrated oven, hob and fridge. This room enjoys water views and beyond to the Royal William Yard. There are two double bedrooms and a bathroom with shower enclosure, bath, w.c. and hand basin.

To the rear of the property is a useful off-road parking space.

Agents Note: This apartment is being sold with tenant in situ. We would highly encourage an internal inspection of this most spacious and charming apartment to appreciate the accommodation and location on offer.

GROUND FLOOR

LOUNGE/DINER/KITCHEN 13' 3" x 17' 0" (4.06m x 5.20m)

MASTER BEDROOM 12' 9" x 12' 5" (3.89m x 3.79m)

BEDROOM 2 7' 0" x 14' 4" (2.15m x 4.39m)

BATHROOM 10' 4" x 6' 8" (3.17m x 2.05m)

COUNCIL TAX BAND A

LOCAL AUTHORITY Plymouth City Council
POSTCODE FOR SAT NAV PL1 3QN

LEASE INFORMATION

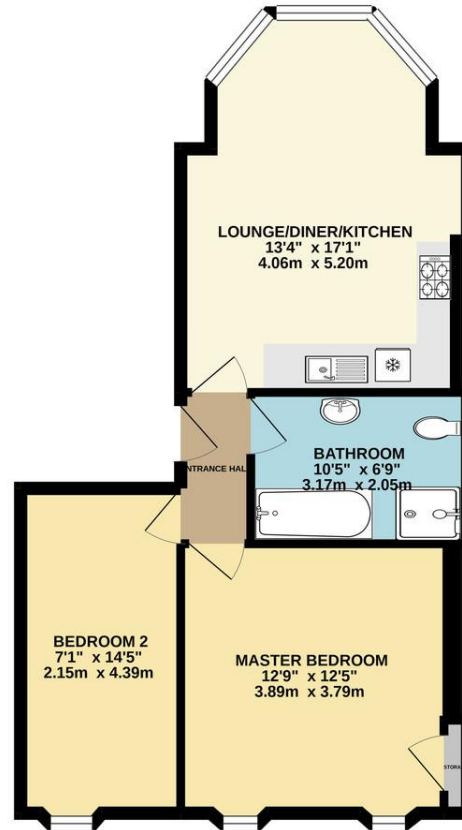
We understand the apartment is held on Lease with 963 years remaining we have been informed that there is not ground rent or service charge. Any maintenance is split between all the flats in the building. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909)



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 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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6 Mannamead Road
Mutley
Plymouth
Devon
PL4 7AA

01752 200909

waterside@langtownandcountry.com

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