



14, Barrack Place, Plymouth, Devon, PL1 3RG



# Price £165,000

Being offered to the market with vacant possession and no onward chain is this spacious 3 bed maisonette within this ex local authority block. The property is a short stroll from the popular Royal William Yard with its fine array of bars and restaurants, and Firestone Bay used by swimmers and paddleboarders. The City Centre is less than a mile away and boasts the nationally renowned Theatre Royal, Drake Circus shopping complex and historic Barbican and The Hoe.

This light and airy apartment has southerly views from the rear towards Stonehouse Creek and the bustling River Tamar. It also enjoys views to sections of the Royal William Yard and Mount Edgecumbe.

In brief, the apartment comprises of: secure entrance door with an entry phone system which takes you into the well maintained communal hallway and stairs to the upper floor. The flat's entrance is located on the first floor, entering the hallway with two useful storage cupboards. Doors lead to the kitchen and spacious lounge/diner with two large south facing windows overlooking the large communal garden and providing superb far-reaching views. The good-sized kitchen has ample storage with a full range of base units and matching wall cupboards, built in sink and drainer unit and a window overlooking the small park to the front.

On the first floor you have access to the loft, fitted cupboards, three double bedrooms and a bathroom. Bedrooms one and two are light and airy with a southerly aspect also providing far reaching water views across to Cornwall. Bedroom three which is currently utilised as a gym is a good-sized room with a window to the front overlooking the Park.

This apartment is situated in one of Plymouth's most popular and in demand residential areas and offers great value for money. The property also benefits from residents permit parking.

Agents Note: Viewings are highly advised to appreciate the accommodation and location on offer.

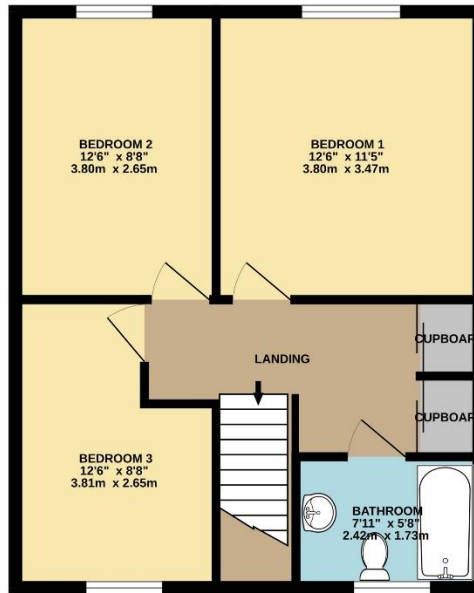
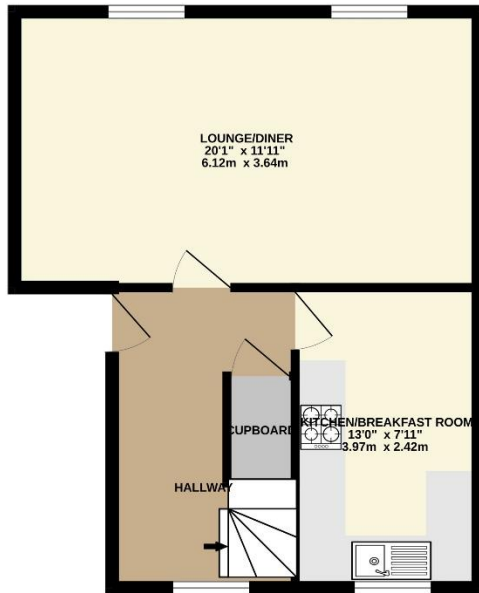
We understand the apartment is held on Lease with 91 years remaining and subject to a service charge of approximately **£696.58** per year and an annual ground rent of approximately TBC The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

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

[www.langtownandcountry.com](http://www.langtownandcountry.com)







TOTAL FLOOR AREA : 948 sq.ft. (88.0 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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