



25 Lambhay Hill, The Barbican, Plymouth, Devon, PL1 2NW



Price £105,000



Lambhay Hill is located within an elevated position in the heart of the Barbican within close proximity to Plymouth Hoe and the Barbican with its array of restaurants and bars as well as Sutton Harbour, the Mayflower Steps and Queen Anne's Battery Marina.

Being offered to the market with vacant possession and no onward chain, Lang Town and Country are delighted to present to the market this ex local authority 1 bedroom flat in Lambhay Hill. 25 Lambhay Hill needs refurbishment and modernisation but will make a lovely apartment once completed.

In brief, there is an entrance hall with storage cupboards, shower room, bedroom, and lounge/diner/kitchen area. From here there is access to a balcony with city views. Importantly, we understand there is a utility room/storage on the landing next to the apartment which is owned by this flat.

Lang Town and Country would highly encourage an internal inspection of this apartment which offers plenty of potential.

We understand the apartment is held on Lease and subject to a service charge and ground rent which is to be confirmed. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

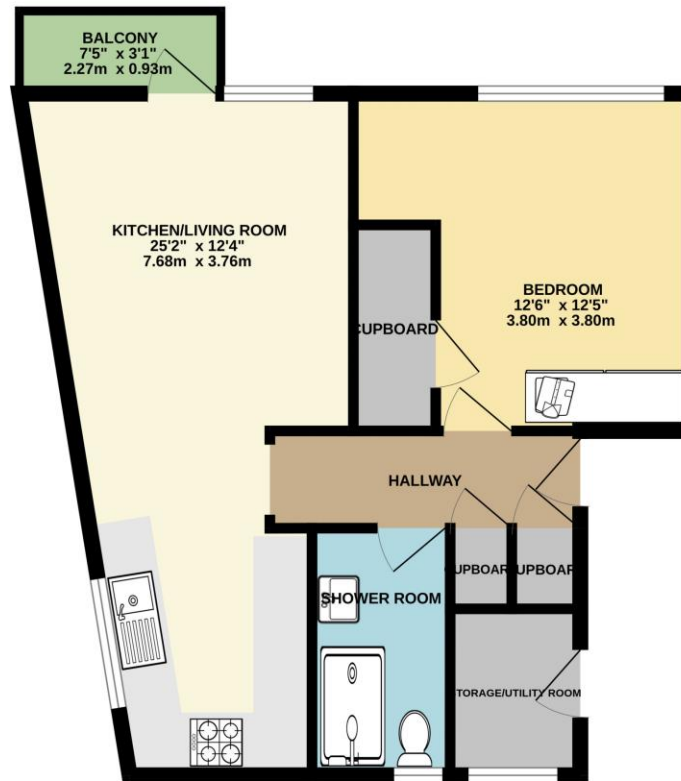
We understand the apartment is held on Lease with 100 years remaining and subject to a service charge of approximately £964.85. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



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



SECOND FLOOR FLAT
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq.ft. (48.5 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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