

FOR SALE



New Street, The Barbican

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £130,000



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- ONE DOUBLE BEDROOM
- THIRD FLOOR APARTMENT
- SHARE OF FREEHOLD
- LOUNGE / DINER
- BATHROOM



SUMMARY ***Nestled within the historic heart of Plymouth, Palace Vaults offers an unparalleled living experience. This delightful residence is perfectly positioned amidst a vibrant tapestry of trendy eateries, bustling events, and scenic promenades, ensuring every desire is catered to with effortless grace***

LOCATION The prime location of Palace Vaults also invites you to explore the natural beauty and iconic landmarks that Plymouth has to offer. Enjoy serene walks along the renowned Hoe, where breathtaking panoramic views of Plymouth Sound and the historic coastline await at every turn. Wander through the picturesque harbour, soaking in the maritime atmosphere and perhaps catching a ferry to explore further afield. For a tranquil escape, the enchanting Elizabethan Gardens, offering a peaceful oasis amidst the city's activity, are just moments away, providing a delightful retreat with their historic charm and colourful blooms.

DESCRIPTION Stepping inside the flat you are greeted by an apartment designed for comfort and style. The heart of this home lies in its cosy and inviting lounge area, with space for relaxation and dining, making it an ideal setting for entertaining friends and family or enjoying intimate meals. The room boasts attractive views westwards over the pretty Elizabethan Garden and features a historic ceiling beam. The entrance hall leads to a small but light and well designed fully functional kitchen.

The property features one generously sized double bedroom, providing ample space for relaxation. The bedroom also benefits from an outlook over the Elizabethan Gardens. A well appointed three-piece bathroom with shower adds further convenience for both residents and their guests.



In essence, Palace Vaults offers a harmonious blend of comfort, style, and an enviable location. It is more than just an apartment; it's a gateway to a vibrant lifestyle and a truly remarkable place to call home in the heart of Plymouth.

Step outside your door and immerse yourself in the charm of the Barbican, a lively waterfront community brimming with character. Discover unique shops, inviting cafes, and a diverse range of restaurants and bars, all within a short stroll.

LEASEHOLD INFORMATION The property is leasehold with 987 Years remaining on the lease, enjoys shares of the freehold and management company, and has no ground rent payable. There are service charges of £1230 per annum. This information has been provided in good faith however we recommend formal verification by a solicitor.

VIEWINGS Interested applicants should contact Martin & Co today on 01752 255255 in order to arrange their viewing appointment.

NOTICE TO APPLICANTS We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We routinely refer potential purchasers to Simply conveyancing. It is your decision whether you choose to deal with Simply. In making that decision, you should



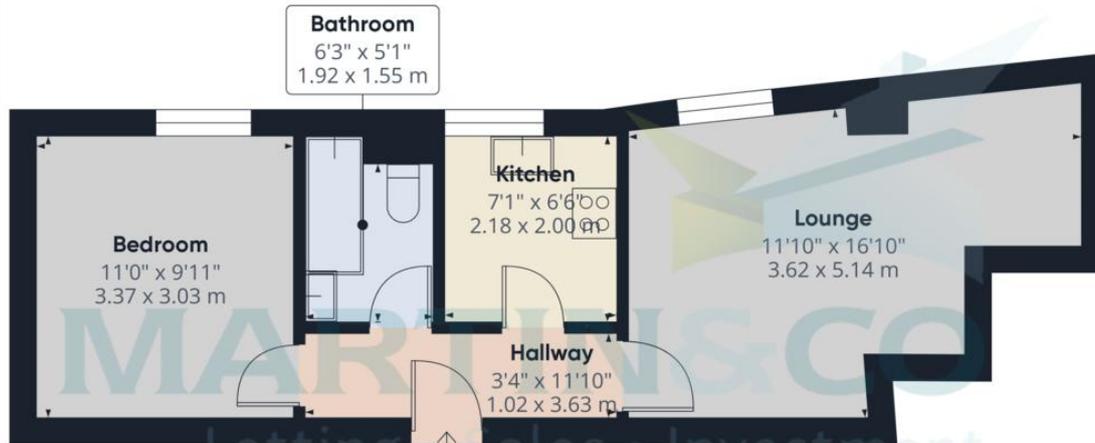
know that we receive an annual payments benefits, equating to approximately £200 per referral.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate total area^①
389.32 ft²
36.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.