

**Price £175,000**

**LAWSON**  
Estate Agency...Only Better



**FLAT 2, 161—163 NORTH ROAD WEST, CITY CENTRE, PLYMOUTH, PL1 5BY**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**



## FULL DESCRIPTION

Lawson are delighted to market this luxury ground floor character apartment in the heart of the City Centre, this particularly attractive converted former school. The property is accessed via electric gates with intercom into a large parking area, there is allocated parking for one vehicle and well maintained communal gardens.

The front door and corridor leads through to the apartment and is situated on the ground floor. A private front door then leads into the entrance hall with wooden flooring, carpeted stairs to the first floor landing and a downstairs cloakroom; low level WC and pedestal wash hand basin. From the hallway, a further doorway leads to the spectacular open plan living area with vaulted ceiling, large south facing sash windows, attractive spotlights, wooden flooring and a high quality fitted kitchen; a matching range of base and eye level storage cupboard, granite work surfaces, integral oven and hob, filter canopy, fridge and freezer and a washing machine.

To the main hallway, carpeted stairs ascend to the first floor landing and a doorway to bedroom one; a large double bedroom with a balcony which opens overlooking the living area with folding shutters. Bedroom two is a further double and again has a large opening with folding shutters to the living area.

The bathroom is fitted to a high specification with a panel enclosed jacuzzi bath with shower unit over, full height tiles to all walls and floor, low level WC, pedestal wash hand basin with storage beneath and a chrome towel rail.

Externally, there is allocated parking for one vehicle.

This property is held on a leasehold basis with 107 years remaining, a ground rent of £100 PA and a service charge of 2,108.76 PA.

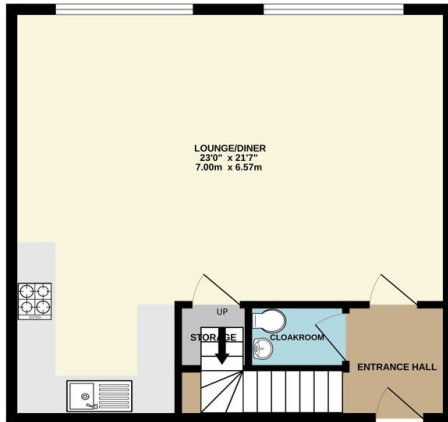
## PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

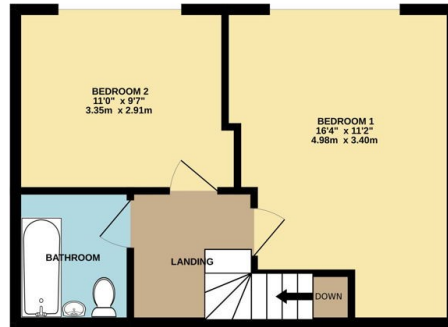


## FLOOR PLAN

GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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### ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

### UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connection potential is FTTC and ADSL.

### VIEWING

By appointment with Lawson

### OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2023/2024 is £1,722.68 (by internet enquiry with Plymouth City Council). These details are subject to change.

### FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

### BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf of the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



