

**Guide Price £110,000**



**REAR FLAT, 38 ADMIRALTY STREET, STONEHOUSE, PLYMOUTH, PL1 3RU**

## FULL DESCRIPTION

Lawson are delighted to market this very spacious ground-floor apartment, just a short walk from all amenities and the much sought-after Royal William Yard, with all of its restaurants, bars, the Cremyll ferry, and Plymouth City Centre. The property requires full modernisation throughout; however, it benefits from spacious accommodation comprising a communal front door with an inner door leading to an entrance hall, which opens straight into a very large lounge/dining room.

The lounge/dining room which has windows to the side elevation and leads into a kitchen fitted with a matching range of base-line storage cupboards, an electric oven, stainless steel sink drain unit with a mixer tap, tiled splashbacks, and plumbing for a washing machine.

A door leads to an inner lobby with a further door opening onto the courtyard garden. The garden is enclosed by walls and offers huge potential.

From the rear lobby, a doorway leads to the bathroom, fitted with a white three-piece suite comprising a wash hand basin, panel-enclosed bath, low-level WC, and tiled walls. From the lounge/dining room, stairs ascend to the bedroom, which is a good-sized room with windows to the side elevation.

The property is held on a leasehold basis with approximately 997 years remaining, owns a share of the freehold, there is no charges just an informal arrangement between the owners to do repairs when necessary. It is ideally suited to a practical first-time buyer or someone looking for a fantastic city centre bolt hole.

## UTILITIES

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

## 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.

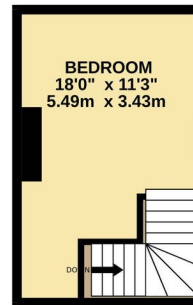


# FLOOR PLAN

GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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## 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.

## SERVICES

Mains water, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2025/2026 is £1,550.28 (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 2025.

## 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 for 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.

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