



Flat 28 Berkeley Square, 33 Notte Street, Plymouth, Devon, PL1 2AZ



# Price £295,000



'Berkeley Square' is a sought-after development located within a central location between the City Centre, the historic Hoe and Barbican, and just off the Armada Plaza. The property is ideally positioned to enjoy all the very best of city living with Plymouth's Theatre Royal within a moment's walk, the newly opened 'Marco Pierre White' restaurant together with a host of other bars, restaurants, shops and services, all of which are within The Barbican.

This Grade II listed building was the former Barclays Bank chambers, which has been superbly and imaginatively designed and remodelled to provide a select number of apartments.

The spacious accommodation is located within a quiet corner position on the Top floor with city views across rooftops which at night comes alive. The main building entrance is located on Notte Street with security-controlled entry phone system, inner lobby with post boxes, lift and stairs to all floors. The apartment is in a quiet position within the building.

The Bright and airy accommodation within this penthouse style apartment comprises a delightful large entrance hallway providing access to the principal rooms. The apartment has Two Double Bedrooms. The master bedroom is currently being utilised as a living room but is a fantastic space with ample room for furniture. From here there is access to an en-suite bathroom and a balcony, offering charming and far-reaching city views. Bedroom Two offers adequate space with fitted shelving and makes a wonderful guest bedroom.

The family shower has tiled walls, walk in shower, low level WC with dual flush, Bidet and Hand basin with fitted mirror over.

The open plan living room is dominated by a glazed wall flooding the apartment with natural light. There is plenty of space for sitting and dining areas, and the fitted kitchen offers a range of integrated appliances namely larder style fridge/freezer and dishwasher. There is a variety of wall and base mounted units with ample work surface.

The apartment has gas under floor central heating, double glazing, air conditioning and an allocated parking space.

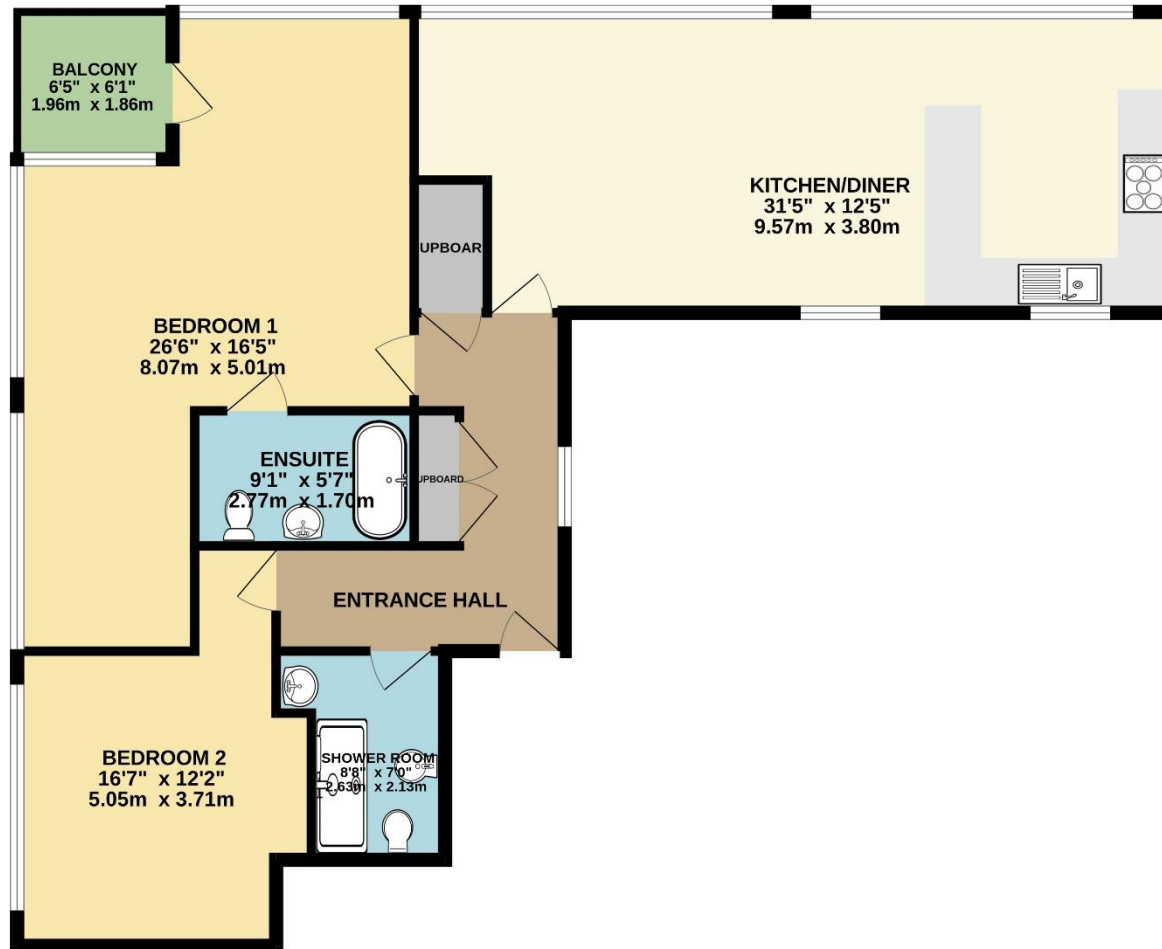
We understand the apartment is held on Lease with 104 years remaining and has a share of the freehold, subject to a service charge of approximately £1,900 per year. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

A viewing can be highly recommended.



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





TOTAL FLOOR AREA : 1065 sq.ft. (99.0 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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