



1st & 2nd Floor, 94 Durnford Street, Stonehouse, Plymouth, Devon, PL1 3QW

# Price £350,000



Lang Town and Country are delighted to present to the market this well presented and spacious duplex apartment, located on the desirable Durnford Street.

'Durnford Street' is one of Plymouth's most desirable waterfront areas and is within walking distance of the Royal William Yard with its array of popular restaurants, art galleries and a ferry service during summertime to the Barbican. There is also the Cremyll Ferry at Admirals Hard which provides passenger ferry access to Mount Edgcumbe Country Park

The property comprises; stairs rise to a communal front door. The hallway which provides access to this flat and one other. Upon entering, your attention is instantly drawn towards the breath-taking and far-reaching views from the patio doors in the sitting room. On this floor, there is a spacious kitchen/breakfast room with a range of wall and base mounted units, an island providing further seating and storage and a variety of integrated appliances to include microwave, fridge, freezer, oven and grill with separate hob and overhead extractor hood.

On this floor there is a formal living room and a bedroom with en-suite shower room. Stairs rise to the top floor, where there are a further two bedrooms, with the master bedroom benefitting from an en-suite shower room and there is a family bathroom.

From the rear elevation, there are truly stunning views of the Royal William Yard and towards Richmond Walk, talking in glimpses towards Mount Edgcumbe. From the double doors, there is access to a decked balcony area, from which there are spiral stairs leading down to the westerly facing communal garden. Importantly, there is a double garage which has light and power. A wonderful and very useful feature, especially for the area.

Lang Town & Country would highly advise an internal inspection of this fantastic property to appreciate all it has to offer.

We understand the apartment is held on a share of freehold with and subject to a management charge of approximately £360.00 per year from and a top up for any gardening. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



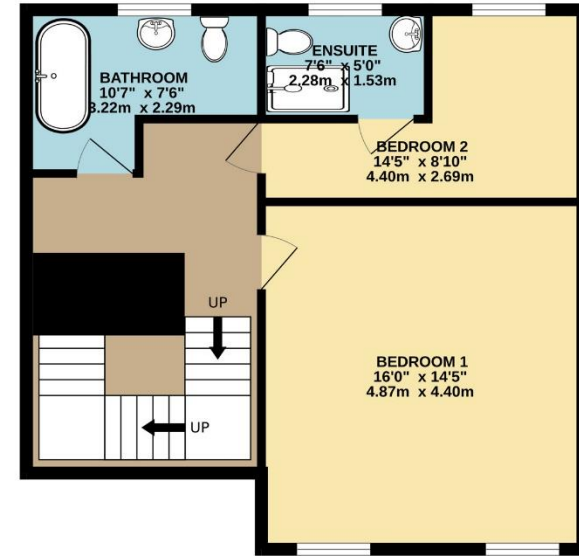
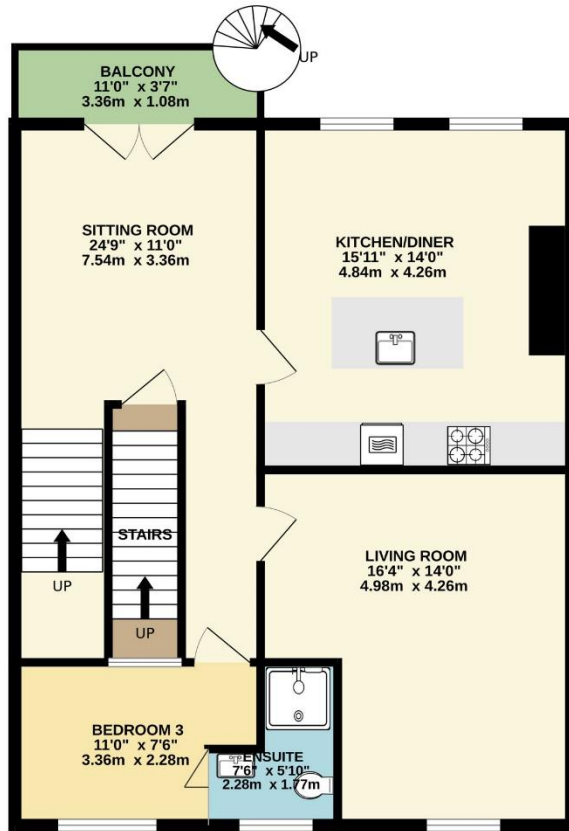
To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909).



GROUND FLOOR  
64 sq.ft. (5.9 sq.m.) approx.

1ST FLOOR  
795 sq.ft. (73.9 sq.m.) approx.

2ND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 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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