



Astor Court, 54 Looe Street, Barbican, Plymouth, Devon, PL4 0EB



# Price £175,000

'Astor Court' is a unique development within a historic Grade II Listed building, the former Virginia House Settlement which was founded by Lord and Lady Astor in 1925, tucked away within a cobbled lane within the historic and vibrant quarter of The Barbican, just a few yards from Sutton Harbour (still home to a large fishing fleet), whilst within walking distance of international marinas, National Marine Aquarium, Royal Citadel, Hoe Foreshore and Promenade, City Centre, Drake Circus Shopping Centre plus an array of Inns, restaurants, art galleries and leisure pursuits nearby.

We are pleased to offer this two double bedroom, first floor flat in a superb location. Access is gained via a well-presented courtyard to a communal entrance with lift and stairs to the upper floors. On the first floor the entrance leads to a spacious hallway with oak flooring and unique handmade shelving, with doors leading to all rooms. The light and spacious living room has dual aspect windows, wooden flooring, radiator and access to the kitchen area. The kitchen is fully fitted with a sink unit, a range of base units with cupboards and draws beneath. There is a fitted oven and hob with extractor over, integrated washing machine, dishwasher and fridge freezer.

The main bedroom has triple windows to the side, wooden effect flooring, radiator and two built in wardrobes. The second bedroom has a window to the side, wood effect flooring and radiator. There is a bathroom with bath with shower over, wash hand basin and W.C.

**LEASE INFORMATION** We understand the apartment is held on Lease with 110 years remaining and subject to a service charge of approximately £X per year and an annual ground rent of approximately £350 PA.. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



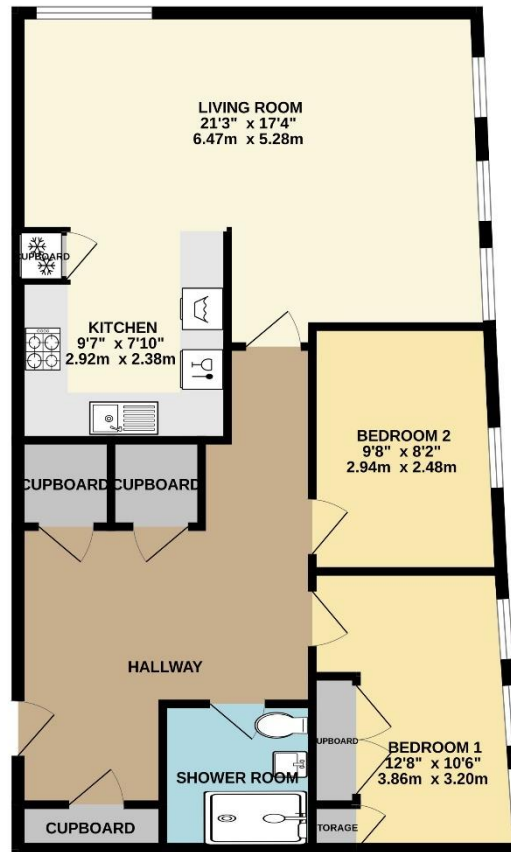
To view this property call Lang Town & Country Estate Agents on **01752 200909**

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# GROUND FLOOR



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