



LANG TOWN
& COUNTRY

Flat 4, 72 Durnford Street, Plymouth, Devon, PL1 3QW

Guide Price £200,000

'Durnford Street' is located within a designated Conservation Area which has experienced a remarkable transformation in recent years, further enhanced by the redevelopment of the famous Royal William Yard with its range of restaurants, bars, art galleries and growing retail outlets. A magnificent and fashionable waterside location near all amenities including art galleries, primary school, Stonehouse lawn tennis club, St Paul's Church and Public Houses. Also within walking distance is Devils Point and the Cremyll Ferry to Mount Edgumbe. Plymouth City Centre is less than one mile away and offers a wide range of shopping facilities, Theatre Royal, bars and restaurants. For sailing enthusiasts, there is the nearby Mayflower Marina and easy access to the historic Barbican and Plymouth Hoe.

Lang Town and Country are delighted to offer this very well-presented apartment, with arguably one of the best views in the Southwest, set in this splendid Grade II listed Georgian townhouse. This well-appointed 2nd floor apartment comprises an entrance hallway, two bedrooms, a bathroom with 3-piece white suite. There is a spacious lounge/dining with a magnificent bay picture window with views towards Mayflower Marina and Mount Wise, taking in the Royal William Yard and surrounding countryside. The kitchen has a range base and matching wall cupboards, stainless steel sink, hob and oven with extractor hood. The kitchen has an open plan feel with an opening looking through to the magnificent bay window.

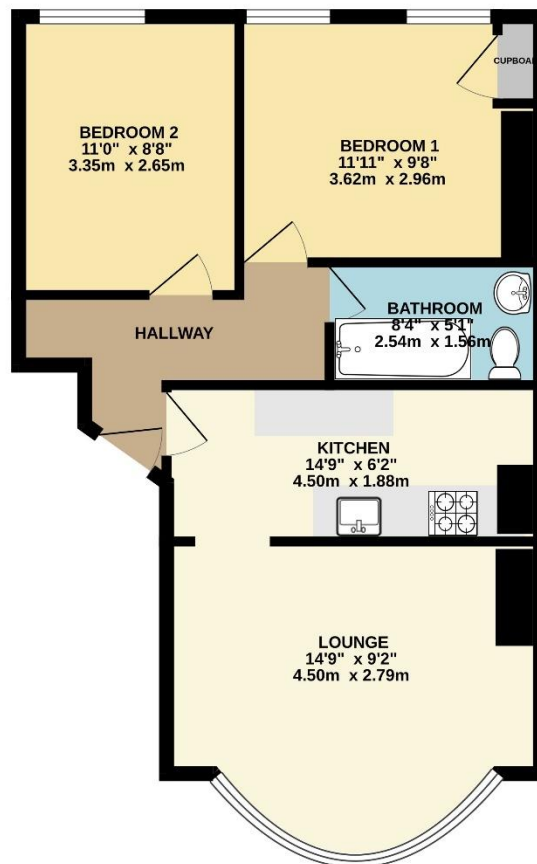
We would recommend an early viewing to appreciate this fine apartment in a very popular location.

We understand the apartment is held on a 'share of freehold' Lease withyears remaining and subject to a service charge of approximately per year from *DATE ON PQ* but this is subject to change and an annual ground rent of approximately 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**





TOTAL FLOOR AREA : 558 sq.ft. (51.9 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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