



LANG TOWN
& COUNTRY

Basement Flat, 110, Durnford Street, Stonehouse,
Plymouth, Devon, PL1 3QP



Offers Over £220,000



'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 this stunning two-bedroom basement flat, one of just five flats in a charming period conversion. Inside, the flat spans almost 800 sq ft and features a spacious and chic lounge/diner that opens to a private terrace—ideal for morning coffee or evening unwinding. The adjoining kitchen is finished to a high spec, fitted with practical cabinetry and appliances.

There are two well-proportioned double bedrooms, including a master with ensuite, and a separate bathroom for guests or household use. Recent upgrades include new flooring throughout, and a full electrical rewire. An EPC rating of C reflects the care taken in maintaining and modernising the home.

A hallway cupboard, two outdoor cupboards, and a secure private cellar behind a padlocked gate provide ample storage—particularly rare for city flats. There is also a private store room, perfect for bikes, tools, or seasonal items.

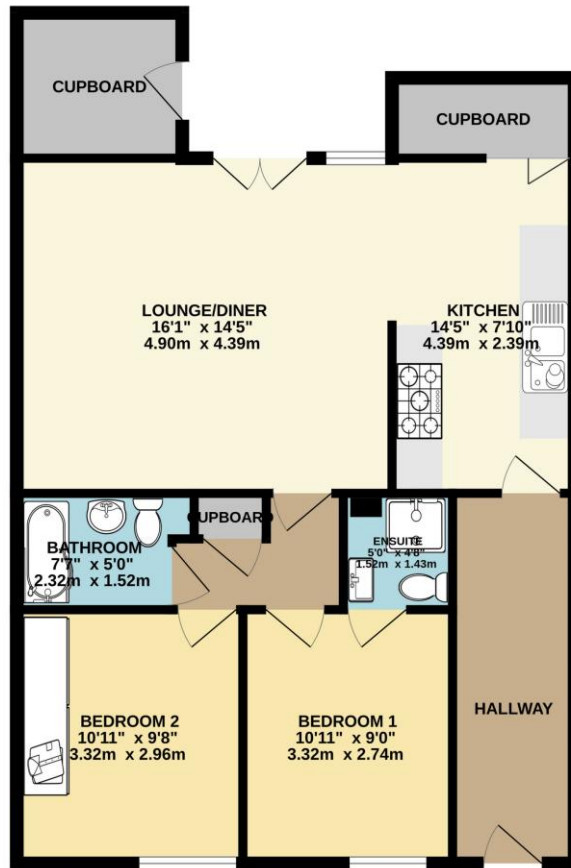
The flat includes one allocated parking space to the rear of the building, plus a visitor space alongside. The driveway is shared with next-door 112 Durnford Street, and both properties contribute to the upkeep of the gated access.

We understand the apartment is held on a 'Share of Freehold' Lease with 949 years remaining and subject to a service charge of approximately £1200 but this is subject to periodic review. 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).





TOTAL FLOOR AREA: 796 sq.ft. (73.9 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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