



7a Queens Gate, Lipson, Plymouth, Devon, PL4 7PP

Price £140,000

Lang Town and Country are delighted to offer this interesting ground and first floor maisonette, positioned close to the ever-popular Freedom Fields Park.

This unique and character-filled two-bedroom maisonette offers a rare opportunity to own a spacious home in a prime location.

Upon entering, you're welcomed by a practical and well-equipped kitchen that flows through to the bathroom and a generously sized room that can serve as either a bedroom or a comfortable living space, depending on your needs.

Upstairs, you'll find two further spacious rooms, offering flexible living arrangements – whether you envision a large master bedroom and second bedroom, or a combination of bedroom and bright, airy lounge.

Flooded with natural light from large windows throughout, the property enjoys a warm and homely atmosphere across both floors.

Externally, the home benefits from off-road parking – a sought-after feature in this area.

Ideal for first-time buyers and investors alike, this versatile property is a fantastic opportunity for those looking to step onto the property ladder or expand their portfolio in a vibrant and scenic setting.

Lease Information: We understand the apartment is held on Lease with 976 years remaining and subject to a service charge of approximately per year from *DATE ON PQ* but this is subject to periodic review 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.

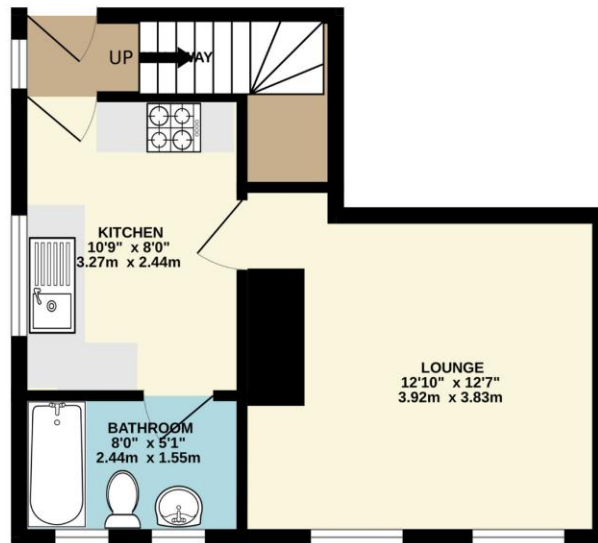


To view this property call Lang Town & Country Estate Agents on **01752 256000**

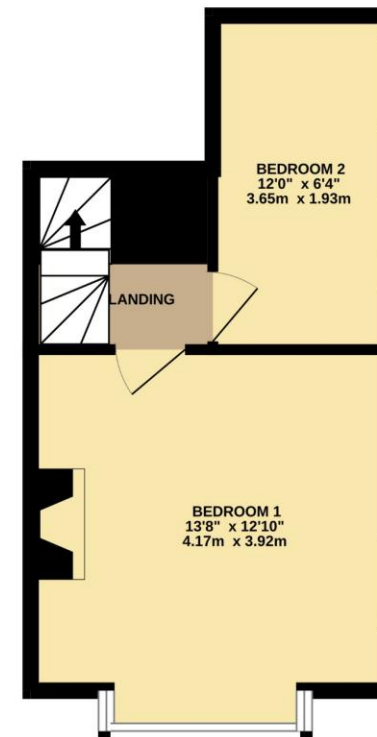
www.langtownandcountry.com



GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (53.9 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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