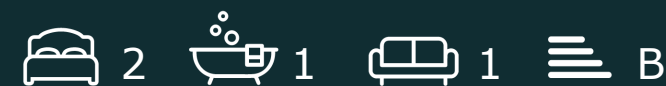


DC  
LANE

SELL • LET • MANAGE

Emma Place Ope, Plymouth, PL1 3FD

£1,200 Per Month







£1,200 Per Month

# Emma Place Ope

Plymouth, PL1 3FD

- First Floor Apartment
- Balcony
- Available Mid February
- Secure Entrance
- EPC Grade B
- Two Double Bedrooms
- Close to Royal William Yard
- Open Plan Living
- Underfloor Heating
- Council Tax Band B

Situated within a modern building just minutes from The Royal William Yard, this two bedroom apartment offers a touch of executive living. The property has a large open plan living space, perfect for entertaining including a spacious kitchen area that benefits from integrated appliances. There are two large double bedrooms and a large well appointed bathroom with jacuzzi bath and the property is warmed through underfloor heating. Underground parking provides secure garage parking for 1 car - which is gated access from the street. This home is perfect for discerning individuals or couples looking to enjoy an executive city lifestyle.

Available Mid-February. Furnished.

\*Please note, the car park is temporarily out of use as the building management company is carrying out works. The landlord is happy to offer a £50 a month rent reduction for the period that the car park is out of use\*







**Directions**

**Scan for Material Information**



**Council Tax Band: B**



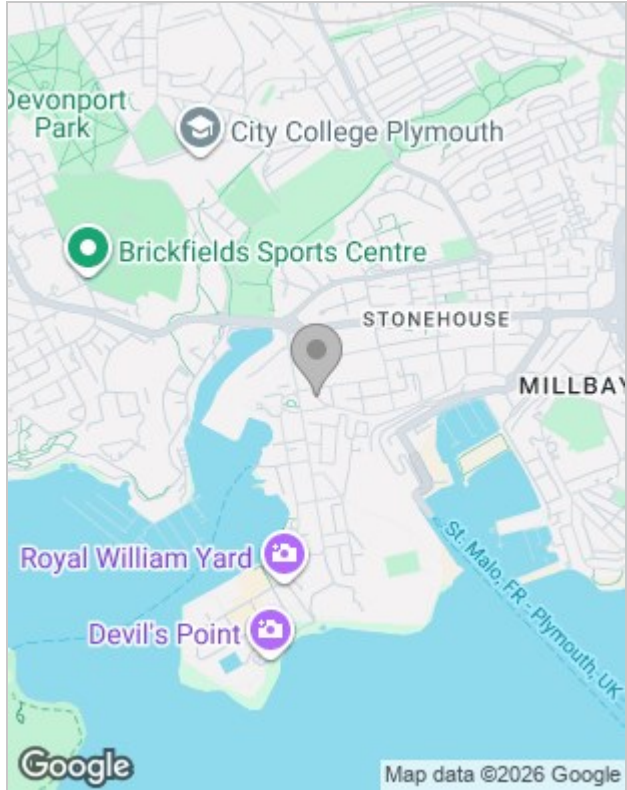




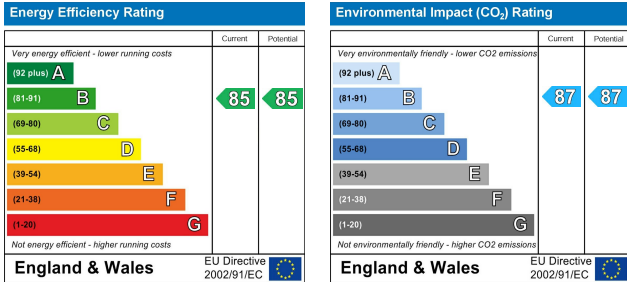
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.