

DC  
LANE

SELL • LET • MANAGE



Prince Maurice Road, Plymouth, PL4 7LL  
£160,000 Leasehold

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£160,000

# Prince Maurice Road

## Plymouth, PL4 7LL

- Brand New One & Two Bedroom Apartments
- Arranged Across Two Contemporary Blocks
- Choice Of Elevated Apartments With Far Reaching Views
- Allocated Parking With Each Home
- Ideal First Time buyers, Professionals & Investors
- Exclusive Development of 28 Apartments
- Flooded With Natural Light Throughout
- All Apartments Benefit From Private Decked Terraces
- High Quality, Low Maintenance Modern Living
- Council Tax Not Rated Yet

DC Lane are thrilled to introduce Lipson Gardens, an exclusive new collection of 28 one and two bedroom luxury apartments, perfectly positioned within walking distance of Plymouth City Centre. Newly launched and ready for occupation, this prestigious development offers the perfect balance of urban convenience and green surroundings.

Set across two contemporary blocks, each apartment benefits from a secure entry system, allocated parking with clean architectural lines, smart layouts and generous glazing ensuring bright, airy interiors throughout.

One block enjoys far reaching elevated views, enhanced by private decked terraces perfect for entertaining or unwinding above the city skyline. The second block offers generously sized decked terraces overlooking serene landscaped gardens, creating a peaceful retreat from urban life.

Located off Prince Maurice Road (PL4), Lipson Gardens places you moments from the vibrancy of the city while being close to the green expanse of Freedom Fields Park, offering the perfect blend of convenience and relaxed living. With low maintenance, high quality finishes and a location that continues to grow in demand, this development represents an outstanding lifestyle opportunity whether you are a first time buyer seeking a stylish home or a savvy investor alike this is a development that truly stands out.

Viewings are highly recommended to appreciate the quality and setting on offer.



### One Bed Apartment

#### Open Plan Living/Kitchen

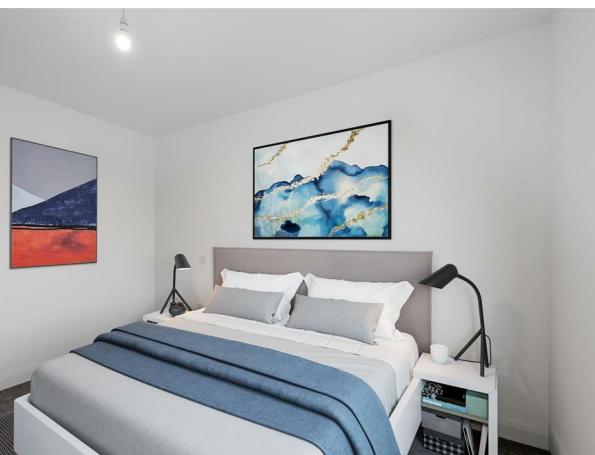
6'5" x 18'2" (1.96 x 5.54)

#### Bedroom

10'4" x 11'8" (3.17 x 3.57)

#### Shower Room

10'4" x 5'1" (3.17 x 1.56)





## Directions

From our office head South on Mutley Plain, bear left after 0.2 miles onto Greenbank Road. After 0.2 miles turn left onto Longfield Place. After 170 yards turn right onto Kensington Road and turn right onto Prince Maurice Road follow the road to the development.

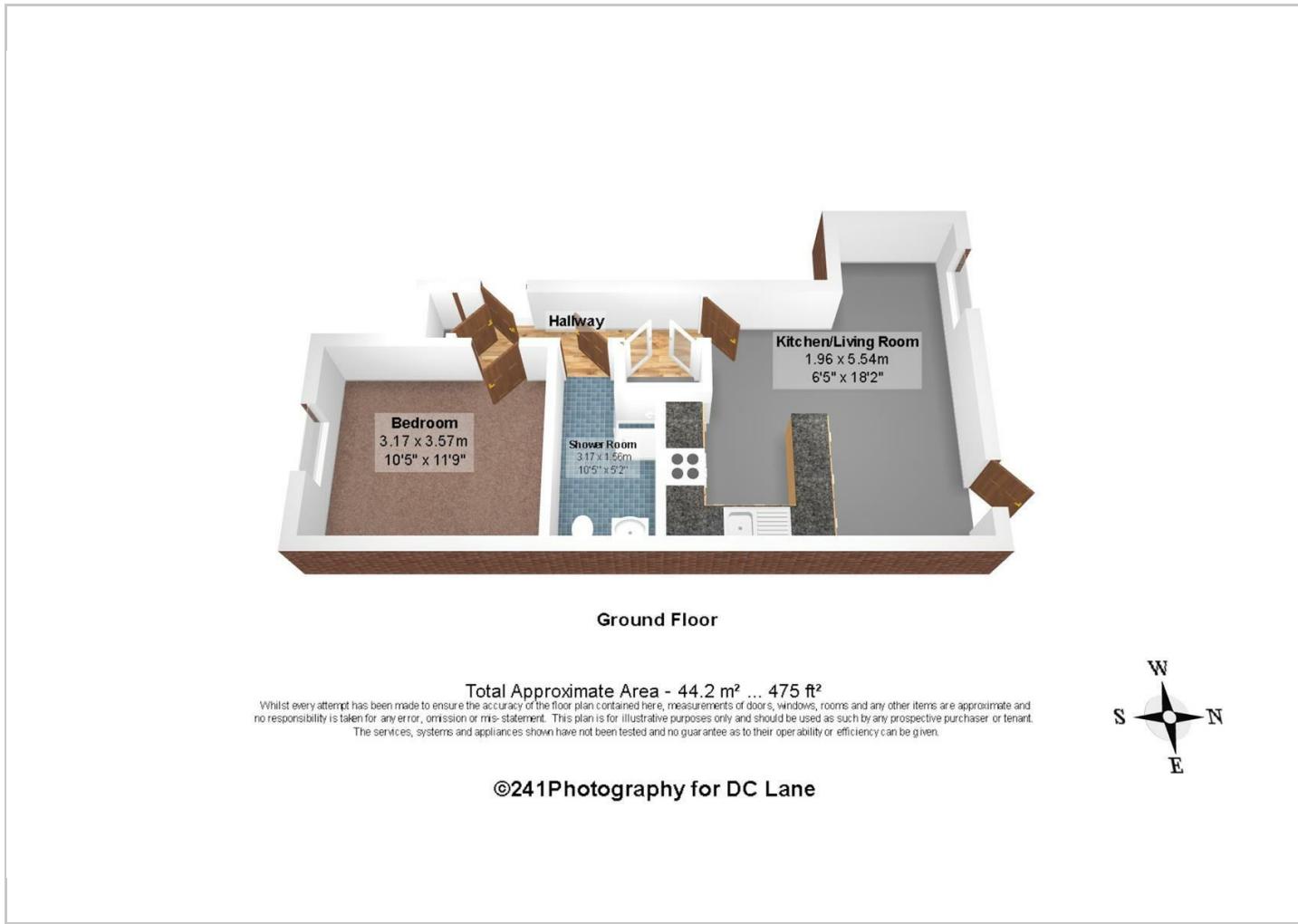
## Scan for Material Information

## Council Tax Band:





## Floor Plans

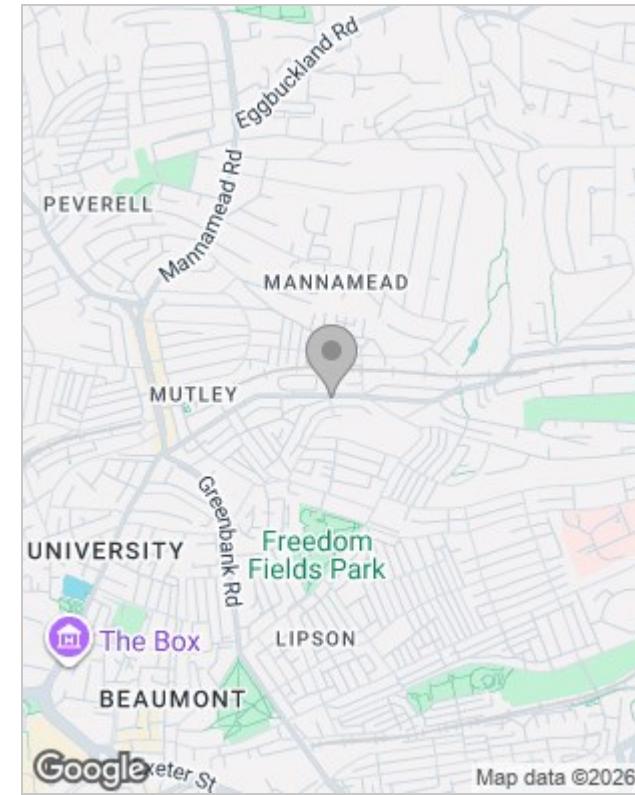


Total Approximate Area - 44.2 m<sup>2</sup> ... 475 ft<sup>2</sup>

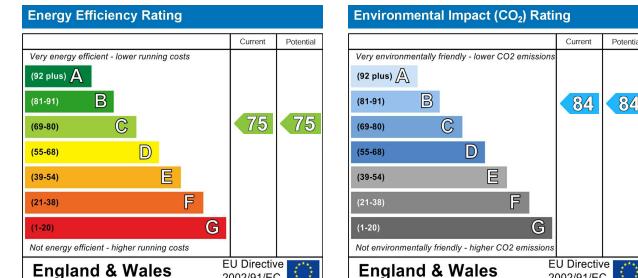
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## 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.