



Southside Street, Barbican, Plymouth

Offers in excess of £100,000

Key Features

- ✓ NO CHAIN
- ✓ Great investment opportunity
- ✓ In the heart of The Barbican
- ✓ Traditional style building
- ✓ Leasehold
- ✓ EPC rating D

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Over & Above



SOLD WITH NO ONWARD CHAIN! Located on a cobbled street in the heart of the Barbican and a stone throw away from the famous Mayflower Steps, from which the Pilgrim Fathers are believed to have left England aboard The Mayflower in 1620.

The apartment is located on the first floor and overlooks the main street of Plymouth's Barbican. Entering the property into the hallway, you have access to all rooms of the property.

The cosy open-plan living area/kitchen is completed with neutrally painted plastered walls and ceilings and finished with wooden effect fitted laminate flooring. Windows overlook The Barbican's cobbled streets.

Finished with matching upper and base units, the kitchen is fitted with an integrated fridge-freezer, washer/drier, microwave, cooker and induction hob with extractor hood overhead. Inset sink with mixer tap over and drainer.

Moving into the shower room, there is the shower cubical with sliding door, matching hand basin with mixer tap and low-level W/C. The shower room is finished with ceramic white floor tiles. Airing cupboard houses the hot water tank.

To the rear of the apartment is the bedroom, although compact, has room for a double bed. This room has previously been used as an office/study room with the living room made into a living room/bedroom combined, with a pull-down bed.

The apartment makes a great purchase for rental, as it has been let by the current owners for a number of years, creating an estimated yield of approx. 5%. Also, an excellent first time buy for someone looking to live in the heart of the City!





Located in a fantastic location, the property is within a few seconds walk to fantastic restaurants, pubs and bars as well as a short walk to Plymouth's best attractions including the Hoe, The Harbour and The National Marine Aquarium.

Mount Battern and Drake's Island are also a short journey away.

The property is a Grade II listed building. List UID 1386397, May 1975.

Heated with electric heaters to each room.

There is no allocated parking space for the property and as a result, would urge any interested parties to research parking in the area with Plymouth City Council should this be a requirement.

Tenure: Leasehold

Lease expiry date: 31 October 2112

Ground rent: £75pa

Service/maintenance charge: £900, reviewed annually

Council tax band: A

EPC rating: D

Disclaimer

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If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

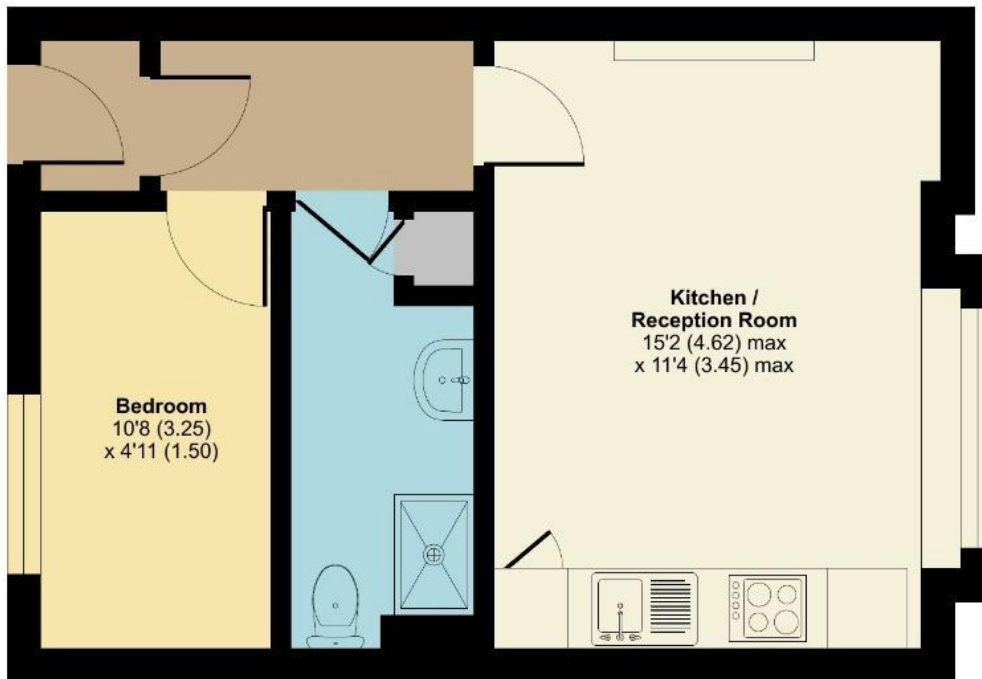




Southside Street, Plymouth, PL1

Approximate Area = 342 sq ft / 31.8 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Northwood. REF: 866973



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Northwood Plymouth Limited

22 Sutton Road

Plymouth

PL4 0HN

01752 674 404

plymouth@northwooduk.com

