



White Lane, Plymouth

OIRO £120,000



Key Features

- Heart of the Barbican
- One double bedroom
- Fitted wardrobes
- Large living space
- No chain
- Council tax band A
- EPC rating F
- Leasehold





Tucked away within a cobbled street and in the heart of the historic Barbican, this sizeable one bedroom apartment is the perfect buy for someone wanting to be close to everything going on. The Barbican, situated on the Marina and within a stone's throw of The Mayflower Steps and Plymouth Gin Distillery, has many charming shops, cafes, bars and restaurants, all of which are on the doorstep of this unique property.

Plymouth Hoe, the City Centre and the railway station are also within a short walking distance, as is the terminal for Plymouth Boat Trips providing access to explore Cornwall, just across the water.

This characterful apartment has an entrance hall, large double bedroom with the added benefit of fitted wardrobes, alongside a good-sized modern bathroom, with heated towel rail and powerful electric shower. The open plan kitchen-dining room has integrated hob, oven, and extractor with plumbing for a washer dryer and several electric points including for the under counter fridge-freezer. The area is flooded with light from the attractive french doors that open onto a Juliette balcony, with views to the marina, with a little stretch. There's plenty of space for a dining table and chairs too.

Upstairs there is a large loft-style sitting room, with oodles of light from two large Velux windows fitted with blackout blinds. Here, with a little stretch, you can enjoy views across the city and across the harbour too. There's a television point, a large storage cupboard and space for an additional sofa bed for accommodating guests.

Furniture can be sold by separate negotiation.

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.

EPC Rating: F

Council tax: A

Tenure: Leasehold

Lease expiry: 30th August 2177

Current service/maintenance charges: £553.34 p.a based on 9% proportion of overall building service charge costs. Reviewed annually



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.





White Lane, Plymouth, PL1

Approximate Area = 596 sq ft / 55.3 sq m

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 648 sq ft / 60.2 sq m

For identification only - Not to scale



Denotes restricted
head height



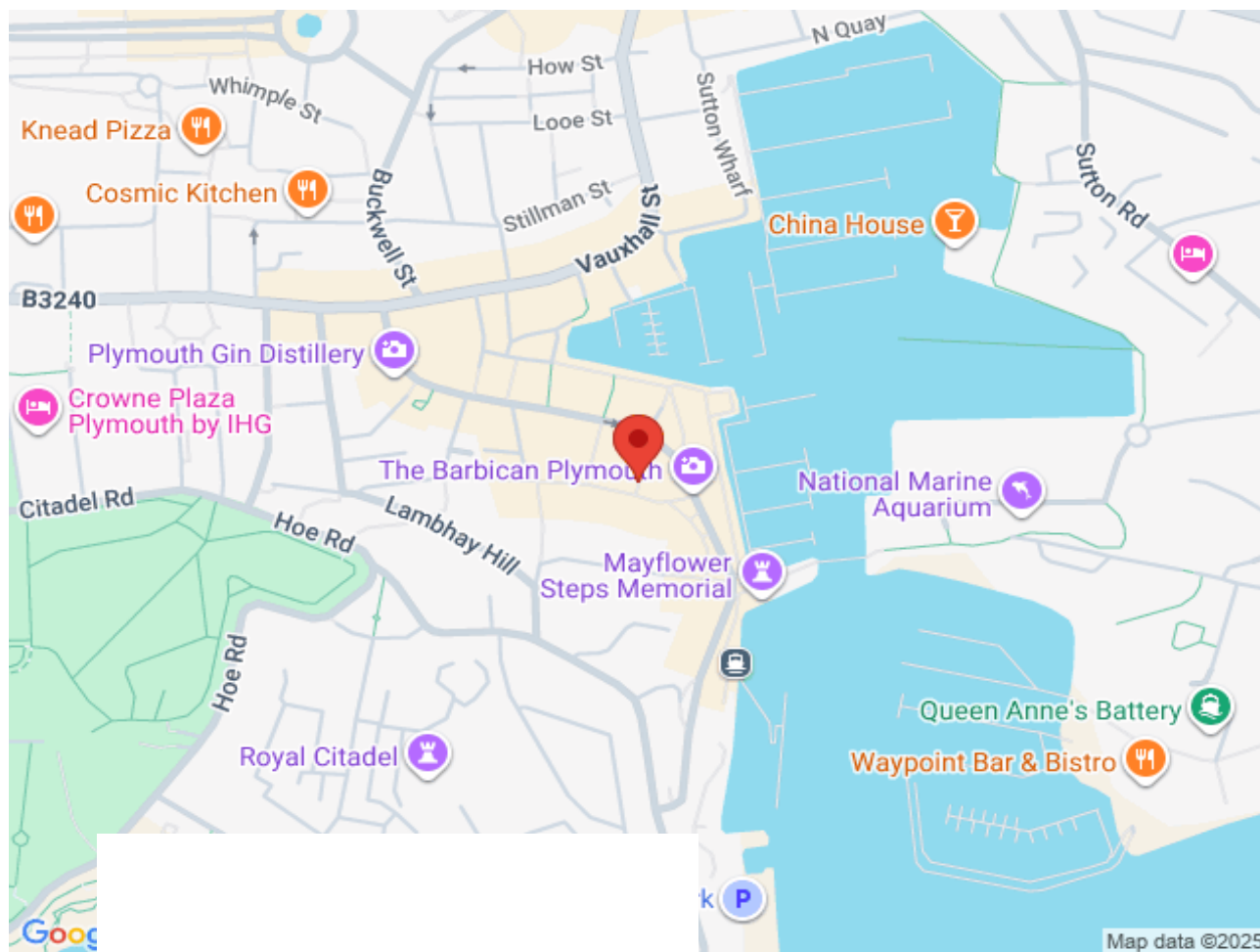
FOURTH FLOOR



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		