

**Asking Price £115,000**

Positioned just a short distance from Plymouth city centre in the popular area of Prince Rock, this first floor flat offers excellent potential for both first-time buyers and buy-to-let investors. Offered with no onward chain, the sale includes the benefit of the lease being extended as part of the transaction. Internally, the accommodation comprises a bay-fronted lounge, two bedrooms, a kitchen to the rear, and a shower room. A standout feature is the solid fixed staircase leading to a fully boarded loft room with Velux windows—providing a highly useful additional space suitable for storage, hobby use, or potential workspace (subject to necessary consents). To the rear, there is access to a courtyard, which also presents potential to create off-road parking (subject to local planning permission). While the property would benefit from some cosmetic updating, it represents a strong opportunity to add value and tailor the space to suit personal or rental needs. Set within walking distance of local amenities, green spaces, and major transport routes, this well-situated property is a versatile prospect with excellent long-term potential.

# novahomes

Established 2008

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## St. Leonards Road, Prince Rock, PL4 9NF

### Area

Prince Rock is a well-connected and increasingly popular residential area just east of Plymouth's vibrant city centre. It offers a strong sense of community along with the convenience of urban living, making it appealing to both homeowners and investors. Residents benefit from a range of local amenities including convenience stores, takeaways, and nearby supermarkets such as Aldi and Lidl. The area is served by regular bus routes and offers easy access to the A38 Devon Expressway, while Plymouth Railway Station is just a short drive away.

For leisure and lifestyle, Prince Rock provides access to scenic riverside walks along the nearby River Plym, as well as green spaces such as Prince Rock Playing Fields and Tothill Park. The historic Barbican district, with its array of restaurants, pubs, and marinas, is also within walking distance. With its excellent transport links, growing popularity, and proximity to the city centre, Prince Rock is a location that continues to attract buyers looking for value, convenience, and a central lifestyle.

### Accommodation Comprises

#### Lounge

**3.61m x 3.57m (11` 10" x 11` 9")**

Front-facing reception room with attractive bay window.

#### Bedroom 1

**3.65m x 3.18m (12` x 10` 5")**

Spacious double bedroom with rear aspect.

#### Bedroom 2

**3.61m max x 1.70m (11` 10" x 5` 7")**

Single bedroom or ideal home office space.

### Shower Room

Functional layout with shower enclosure, WC, and basin.

### Kitchen

**3.50m x 3.07m (11` 6" x 10` 1")**

Positioned at the rear with fitted units and access to the courtyard.

### Landing

Connecting rooms with access to loft staircase.

### Loft Room

Accessed via solid fixed staircase; boarded with Velux windows—ideal for storage or flexible use (not classed as habitable space).

### Rear Courtyard

Outdoor area with potential for off-road parking (subject to local planning).

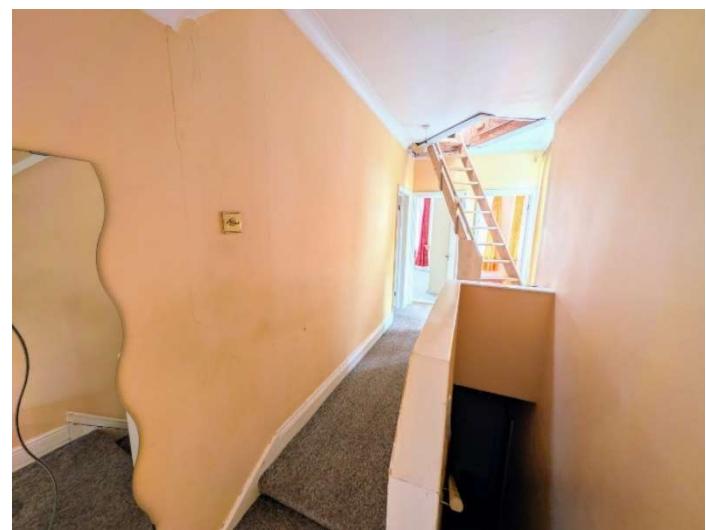
### Other Information

The property will be sold with an extended lease, which is being arranged in tandem with the sale. This offers a unique opportunity for purchasers to help shape the lease to best suit their needs and lending requirements.

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.





## Ground Floor



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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FEE

0<sup>wk</sup>  
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