



## Flat 7a The Parade

50 Vauxhall Street, Plymouth, PL1 2JL

£295,000



Stunning first floor apartment with its own entrance situated in an iconic position on The Parade within the historic Barbican. Fabulously appointed accommodation throughout briefly comprising a living room, fitted kitchen/breakfast room, 2 double bedrooms & bathroom with a bath & separate shower. Sun terrace/courtyard. An amazing opportunity & one not to be missed.



## FLAT 7A THE PARADE, PLYMOUTH PL1 2JL

### ACCOMMODATION

A private entrance leads to an entrance lobby area where there is a storage cupboard and an additional cupboard concealing the electric consumer unit. Stairs rising to the mezzanine level.

### MEZZANINE LEVEL

Window to the side elevation. Pleasant sitting area. Radiator. Door leading to the bathroom.

### BATHROOM 10'9" x 10'2" (3.29 x 3.11)

Fitted with an individual 4-piece suite comprising free-standing bath and a double-sized shower with rainfall shower and attachment, a vanity area with sink and a low-level toilet. Heated towel rail/radiator.

### LIVING AREA 21'7" x 14'6" @ widest points (6.59 x 4.42 @ widest points)

A dual aspect area providing a light, airy environment with views across The Barbican and waterfront. Exposed timber flooring which extends throughout the apartment.

### KITCHEN/BREAKFAST ROOM 17'0" x 8'11" (5.20 x 2.72)

Fitted with a contemporary, yet sympathetically in keeping with the property, matching range of eye-level and base units with work surface. Electric hob with oven beneath and extractor hood over. Integrated dishwasher, washing machine and fridge and freezer beneath the breakfast bar. Inset sink unit. Vertical radiator. Double-glazed window to the rear. Door providing access to the rear sun terrace.

### BEDROOM ONE 14'7" x 12'2" (4.46 x 3.71)

Double-glazed window to the front. Radiator. Views over the Barbican.

### BEDROOM TWO 11'10" x 9'10" (3.63 x 3.02)

Window to the side elevation. Radiator.

### SUN TERRACE

Providing a lovely, private sitting area.

### COUNCIL TAX

Plymouth City Council  
Council tax band B

### AGENT'S NOTE

Currently let out via Airbnb- rate £150- £200 per night, depending on season

Gross rent approx £18000 per annum

Please see below a recent Airbnb review:

A fabulous find in a brilliant location surrounded by great pubs and restaurants. The apartment was spotlessly clean, tastefully furnished and really comfortable with a view overlooking the marina.

We could have moved in for good. And Rockets & Rascals cafe down below was so handy. A superb find. We will be back. Thank you.

### AGENT'S NOTE

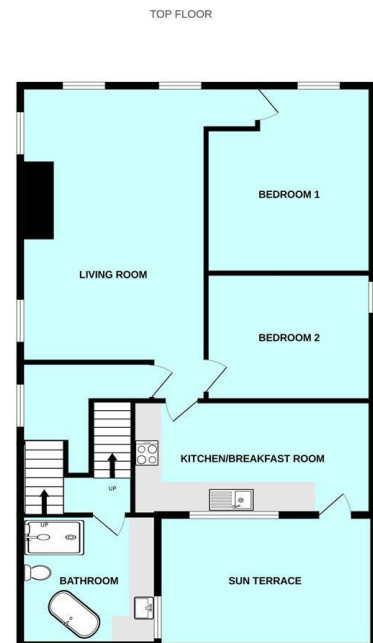
Please note that this flat forms part of the freehold of the building owned by the current owner. A new lease will be created when sold at 999 years.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

