Flat 25 City View, North Road West, Plymouth, PL1 5BY

Guide Price £130,000

Plymouth

Lawson are delighted to market this well-appointed top floor luxury apartment, just a stone's throw from the University, Plymouth City Centre and the railway station. The property is found on the top floor of this former converted school which benefits from allocated gated secure parking leading to the front door; fob and intercom system into the main hallway; with a lift to the top floor and private front door leads into a large entrance hall; with wooden flooring, inset spotlights, and a boiler cupboard housing a wall-mounted Baxi combination boiler. A doorway opening into the open plan living area a light and spacious room with Velux window and a window overlooking the city and oak flooring. A fitted kitchen with a matching range of base and eye level storage cupboards with granite work surfaces, an electric oven, a Neff ceramic hob filter canopy, fridge freezer, dishwasher, stainless steel sink drainer unit with a mixer tap and inset spotlights.

The bedroom is a very large double with a window to the side elevation, semi vaulted ceiling with spotlights and oak flooring. The bathroom is fitted with a matching three piece suite comprising; a low level WC wash hand basin with storage beneath, and a whirlpool bath with a with a shower mixer tap, extractor fan, spotlights Velux window, chrome towel rail, and full height tiled walls.

Externally, the property is approached via secure electric gates leading to a parking area with allocated parking for one vehicle. There is a bin store and the communal gardens which are well maintained.

This property is held on a leasehold basis with 105 years remaining on the lease with a service charge of £1,689.86 per annum.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL.

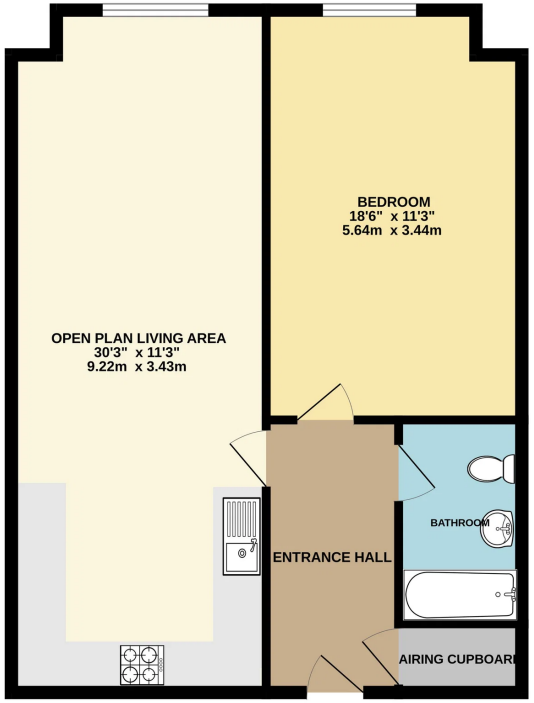
PLYMOUTH

Plymouth is a vibrant and historic coastal city, renowned for its stunning waterfront and one of the largest natural harbours in the world. Surrounded by beautiful countryside, the city enjoys close proximity to Dartmoor National Park, offering over 300 square miles of breath-taking landscapes and exceptional opportunities for walking, cycling and outdoor pursuits.

With a population of over 250,000, Plymouth provides an excellent range of shopping, educational and leisure facilities, together with a thriving cultural scene. The city is well connected, benefiting from mainline rail services with direct routes to London Paddington and Penzance.

Further enhancing its appeal, Brittany Ferries operates regular seasonal crossings to France and northern Spain, making Plymouth an ideal location for both convenient living and coastal lifestyle.

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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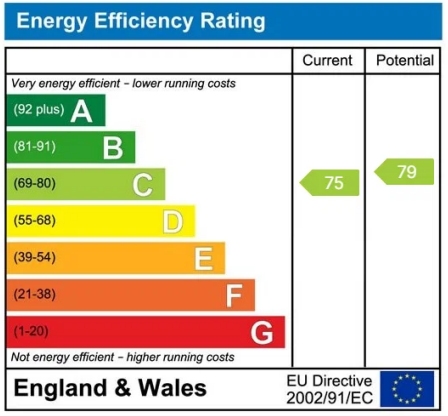

UTILITIES
Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL.

OUTGOINGS PLYMOUTH
We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1,627.90 (by internet enquiry with Plymouth City Council). These details are subject to change. This property is held on a leasehold basis with 105 years remaining on the lease with a service charge of £1,689.86 per annum.

SERVICES
Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or
have been tested by us. Purchasers should establish the suitability
and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy.
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BUYERS INFORMATION
Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

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