



**Compass House Mariners Court Lower Street, Plymouth**  
£95,000 Leasehold





## Compass House Mariners Court Lower Street, Plymouth

Modern studio apartment in Barbican area with dual lift access & allocated parking. Open-plan living, contemporary shower room, double glazing, & electric heating. Ideal location near waterfront, city centre, university, train station, & amenities.

Council Tax band: A

Tenure: Leasehold 2199

Service Charge: £960.00 per annum

Ground Rent: £75.00 per annum

- A Studio Apartment on Second Floor of this purpose built building
- The property offers a kitchen and Shower Room
- The property includes an allocated parking space in the gated Car Park
- The property is conveniently located for ease off access to The Barbican, The City Centre and Plymouth Hoe
- An ideal investment opportunity
- The property benefits from Double Glazing and Electric Heating.





## Flat 10

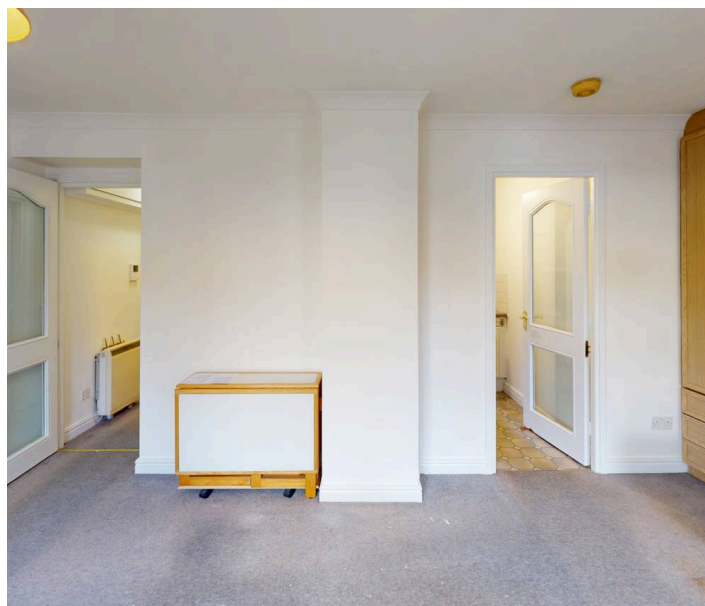
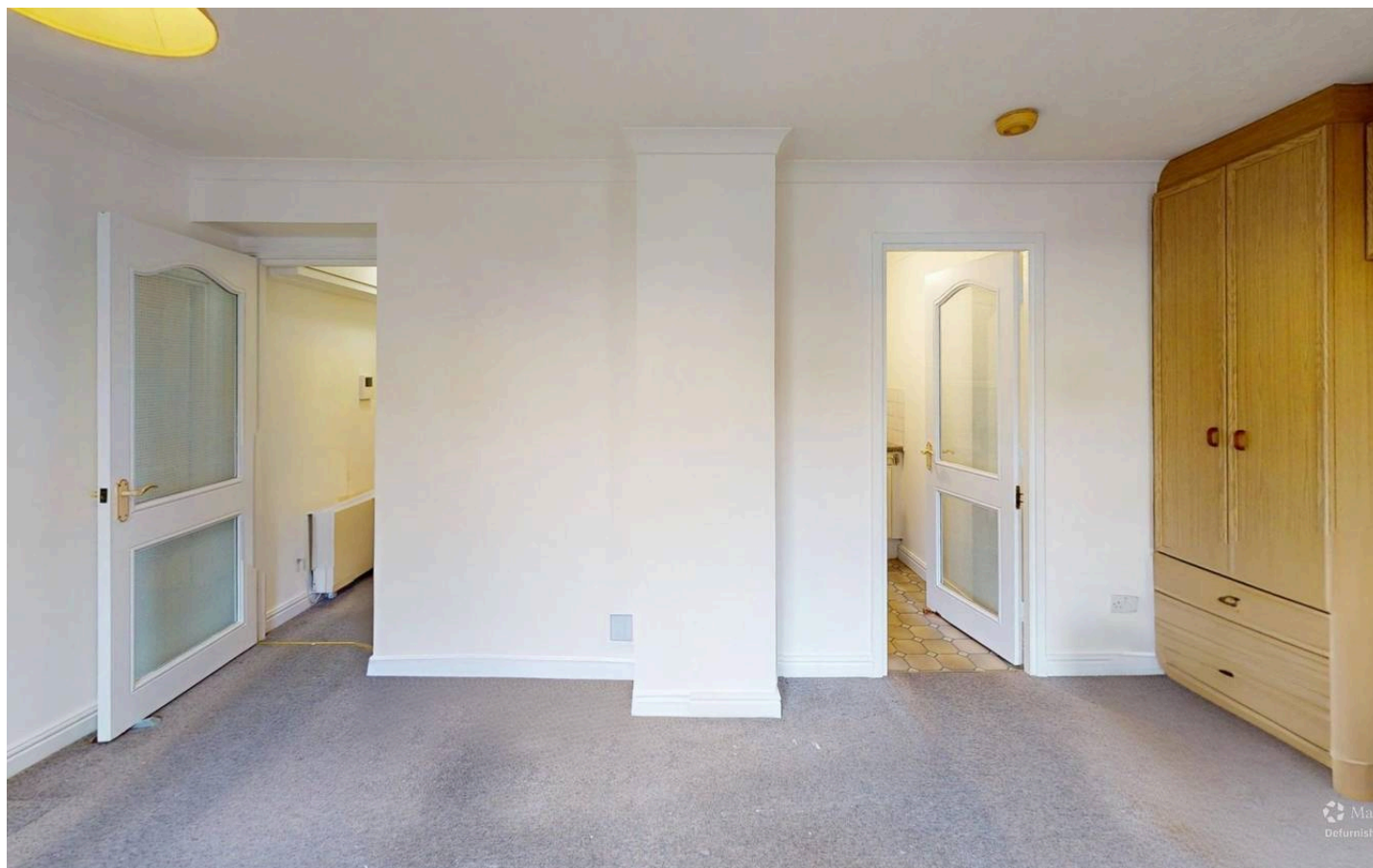
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A well-presented second-floor one-bedroom studio apartment in a modern purpose-built block with dual lift access, complete with allocated gated parking – a genuine rarity in this part of the city. The accommodation comprises an open-plan living/sleeping area with a fitted kitchen (integrated oven, hob, fridge/freezer and washer/dryer), plus a contemporary shower room. The property benefits from double glazing throughout and electric heating.

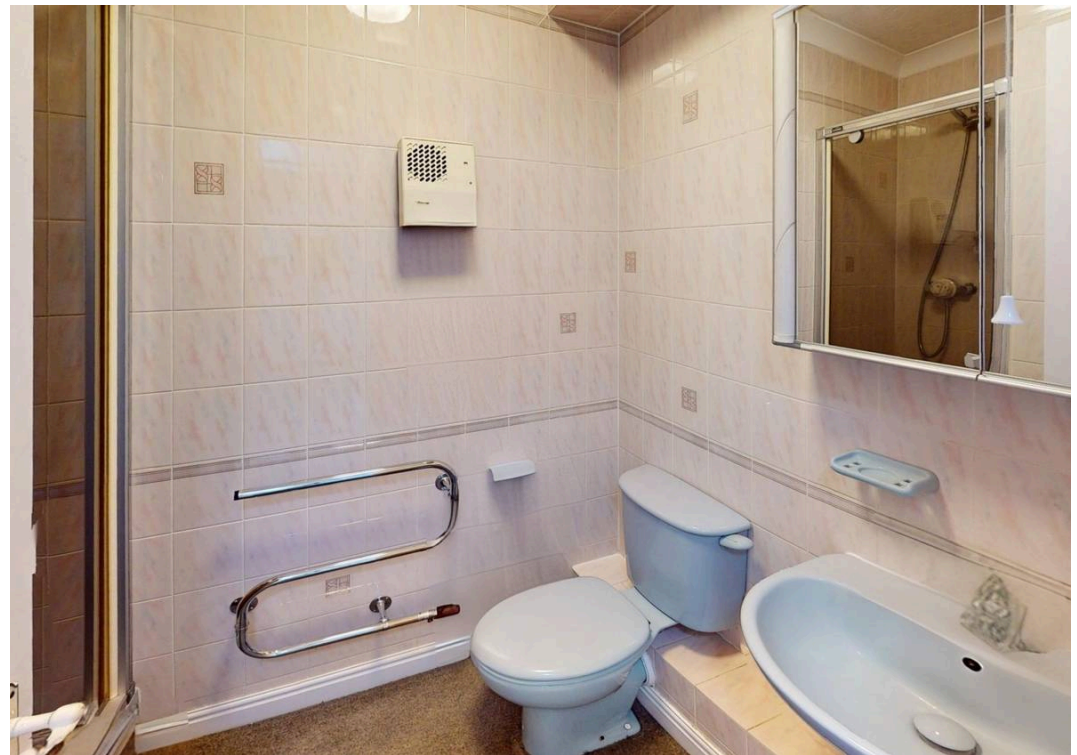
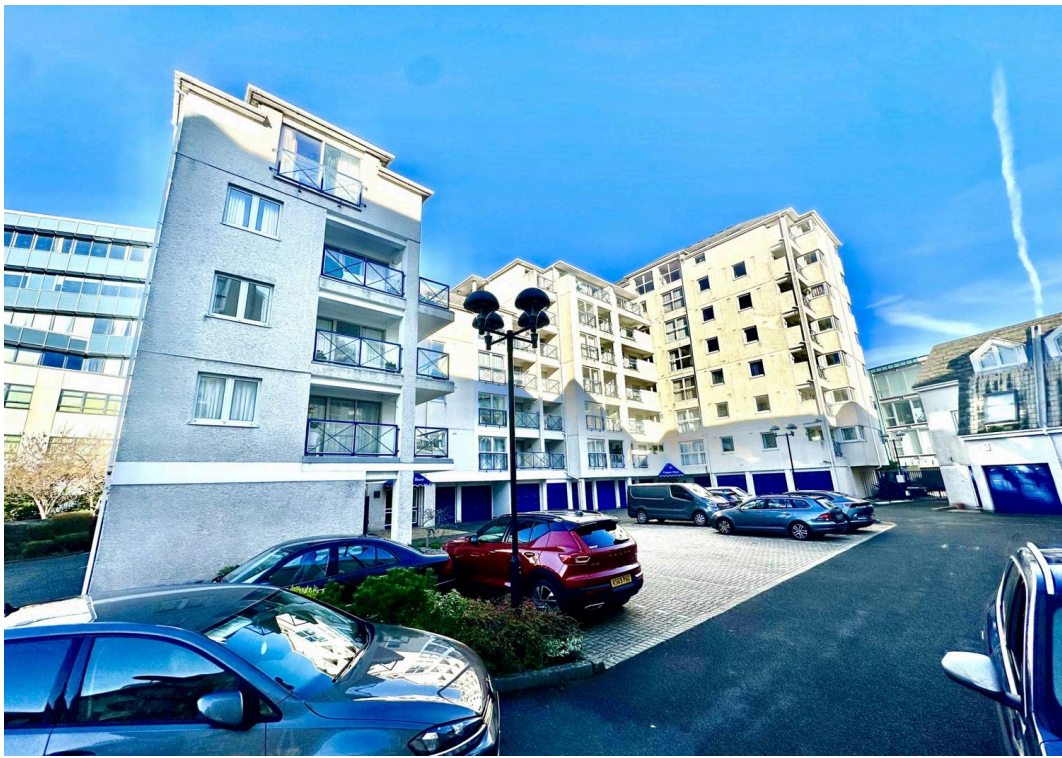
### Location

Situated just off The Barbican's historic waterfront, the apartment is within easy walking distance of the cobbled streets and independent bars/restaurants of the Barbican and Sutton Harbour, Plymouth City Centre (under 10 minutes), the Hoe promenade and foreshore, and the Plymouth School of Creative Arts. Plymouth University, the train station at Plymouth North Road and the Drake Circus shopping centre are all less than a 15-minute walk away. Excellent transport links and local amenities are literally on the doorstep.

Currently tenanted on an assured shorthold tenancy, making it an attractive hands-off investment, or available with vacant possession by prior arrangement.











## Atwell Martin

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