



LAWSON
Estate Agency...Only Better

Whitehaven Way, Southway, Plymouth, Devon, PL6 6BJ
Plymouth

Offers Over
£140,000

This outstanding first-floor apartment is ideally situated for local amenities, the Park & Ride bus service, Derriford Hospital, and the Southway Valley Local Nature Reserve.

Boasting a west-facing aspect with far-reaching views into Cornwall, the property offers a bright, L-shaped open-plan living space with enhanced spotlighting, and a versatile area for dining or working from home. The accommodation comprises two spacious double bedrooms—including a master with en-suite—a principal bathroom, and a reception hall with dedicated cloak and utility storage.

The contemporary fitted kitchen is fully equipped with an integrated dishwasher, fridge-freezer, oven, and hob. Superbly appointed throughout, the home further benefits from PVCu double glazing, gas central heating, and newly laid floor coverings.

Residents enjoy well-maintained communal gardens and dedicated bicycle and bin storage, complemented by a nearby allocated parking space.

Bought off-plan by the current owners and presented in excellent condition throughout, this home is a turn-key property, ready for its new owners to move straight in and enjoy all it has to offer.

Possibly available with no onward chain (please enquire).

This property is held on a leasehold basis with 109 years left on the lease, a service charge of £2,478.60 per annum, and a ground rent of £250 per annum.

UTILITIES

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

OUTGOINGS PLYMOUTH

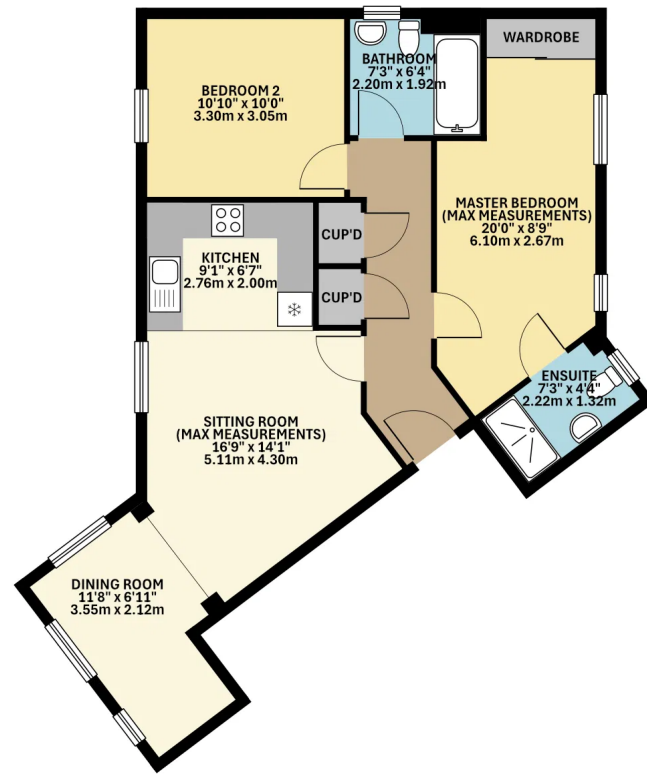
We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1,808.67 (by internet enquiry with Plymouth City Council). These details are subject to change.

SOUTHWAY

Southway is located north of Plymouth City Centre, offering easy access to Derriford Hospital and the nearby Tesco Superstore. A regular bus service and nearby Park & Ride provide frequent access to Plymouth City Centre, approximately four miles away. The area is well-served by a local surgery and a shopping centre featuring an Aldi supermarket, a pharmacy, and various independent businesses. The local primary schools, Widewell and Oakwood, are well regarded. It is a short walk to the Southway Valley Local Nature Reserve, and Dartmoor National Park is just two miles away.



FIRST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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 have not been tested, and no guarantee as to their operability or efficiency can be given.
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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. Copyright Lawson 2023.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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