Flat 22 City View, North Road West, Plymouth

Guide Price £175,000

Plymouth

Lawson are delighted to market this beautifully appointed penthouse apartment, just a stone's throw from Plymouth City Centre, the railway station, and university. The property is situated on the top floor of a luxury converted former school. It is approached via a communal front door with intercom entry system leading to a lift and a door into the apartment; large entrance hall with a Velux windows, intercom, leading to the open plan living room, a fantastic light airy room with a triple aspect with Velux windows overlooking Plymouth city centre and Cornwall in the distance. The kitchen with oak flooring, a range of fitted base and eye level kitchen units with granite work surfaces, integral dishwasher, cooker, hob, filter canopy, fridge and freezer, plumbing for a washing machine, exposed beams and spotlights.

Bedroom one is a spacious double with a window to the rear elevation with views to Cornwall. An en-suite bathroom fitted with a low-level WC pedestal wash-hand basin with storage beneath, and a panel enclosed bath with a shower mixer tap, and folding glass screen, Velux window, spotlights, and extractor fan. Bedroom two, a further double has views over the city with exposed beams and built-in wardrobes. The family bathroom is fitted with a whirlpool bath with a direct feed shower unit and mixer tap, low level WC, wash and basin with storage beneath, and a Velux window.

Externally there are secure gated communal grounds with allocated parking for one vehicle. The property is held on a leasehold basis with approximately 104 years remaining with a ground rent of £100 per annum and the service charge of £210.32 pcm / £2,523.84 per annum.

PLYMOUTH

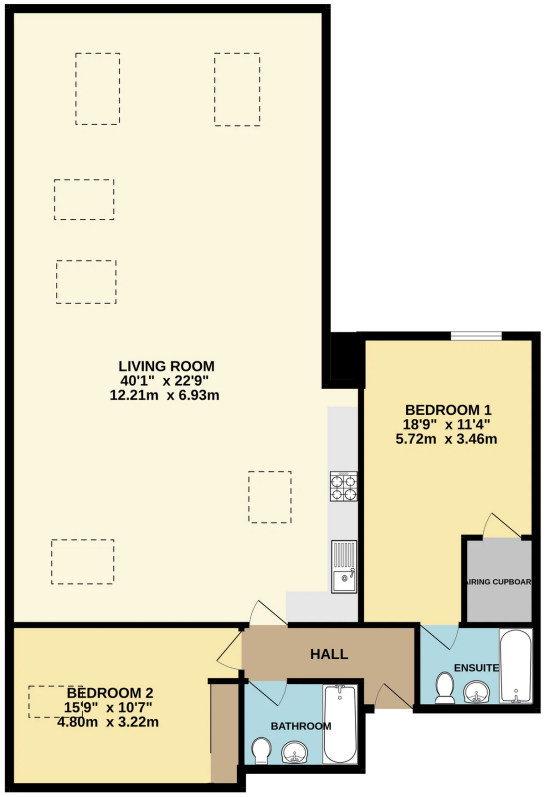
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2026/2027 is £1899.22 (by internet enquiry with Plymouth City Council). These details are subject to change.

LEASEHOLD INFORMATION
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.

GROUND FLOOR
1364 sq.ft. (126.7 sq.m.) approx.



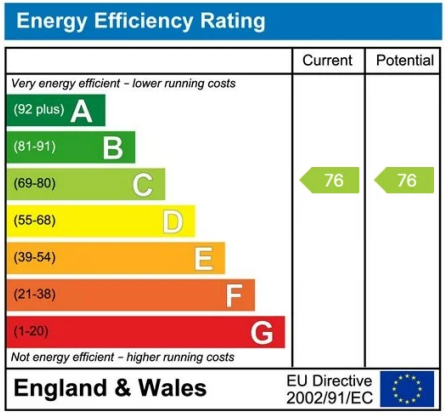
OUTGOINGS PLYMOUTH
We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2026/2027 is £1899.22 (by internet enquiry with Plymouth City Council). These details are subject to change. The property is held on a leasehold basis with approximately 979 years remaining with a ground rent of £100 per annum and the service charge of £210.32 pcm / £2,523.84 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. 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.



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