

DC LANE

SELL • LET • MANAGE

Clifton Street, Plymouth, PL4 8JA

£115,000 Leasehold

1 1 1 D



Clifton Street

Plymouth, PL4 8JA

£115,000



- First Floor Apartment
- Central North Hill Location
- Kitchen & Breakfast Area
- Swap Bedroom & Lounge Positions
- Lease Currently Being Extended to 999 Years
- One Double Bedroom
- Tastefully Presented
- Modern Bathroom
- Ideal FTB/Buy To Let
- Council Tax Band A

Situated just off North Hill in a highly central and convenient location, this beautifully presented first floor apartment offers stylish accommodation within easy walking distance of the city centre, railway station and university.

Tastefully decorated throughout, the property comprises a bright and inviting lounge, well appointed kitchen with breakfast area, spacious double bedroom and a modern bathroom complete with shower over bath. The flexible layout also offers the option to interchange the lounge and bedroom to create a larger principal living space if desired.

Perfectly suited as a first time purchase, city base or investment opportunity, this charming apartment combines character, versatility and an exceptional location. Offering strong appeal in a sought after setting, an early viewing is highly recommended.

Please note - The lease length is currently being extended to a 999 year lease.





First Floor

Lounge	8'9" x 12'11" (2.67 x 3.96)
Bedroom	12'8" x 12'9" (3.87 x 3.91)
Kitchen	6'10" x 9'3" (2.10 x 2.82)
Breakfast Area	6'10" x 5'9" (2.10 x 1.76)
Bathroom	5'6" x 6'11" (1.69 x 2.12)



Directions

From the DC Lane office turn left onto Mutley Plain, Continue onto North Hill/B3250 ? 0.2 mi Turn left onto Deptford Pl 0.1 mi Turn left onto Clifton St and the property can be found on the right.

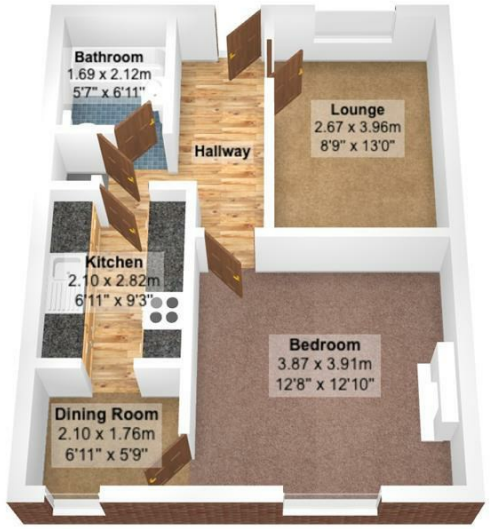
Scan for Material Information

Council Tax Band: A




LIVE in the MOMENT

Floor Plans



First Floor

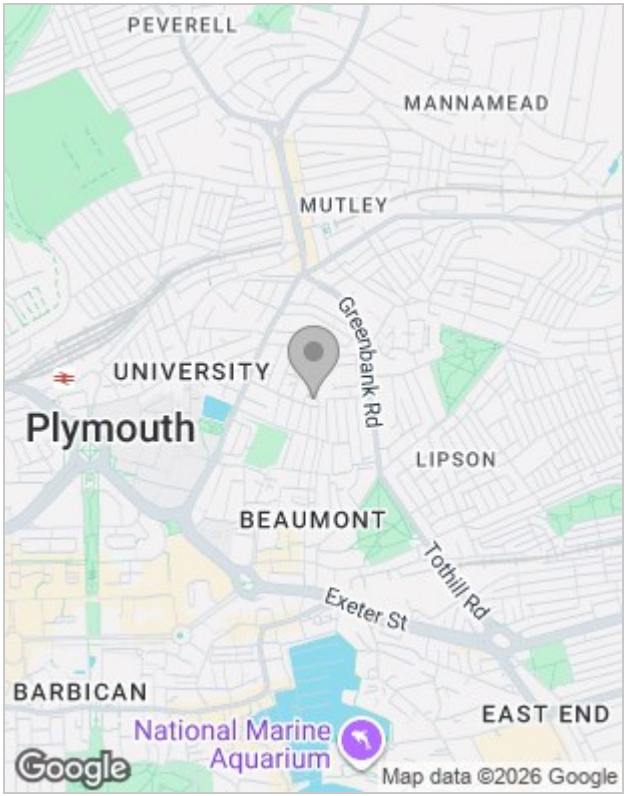
Total Approximate Area - 49.2 m² ... 530 ft²

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

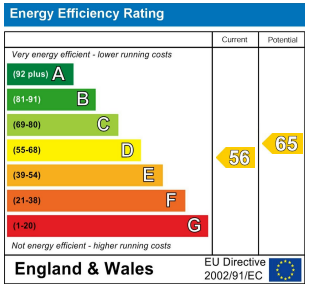


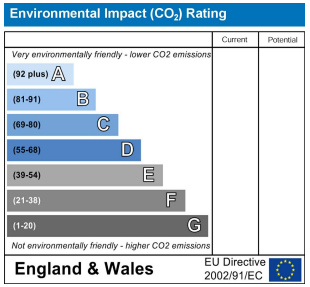
©241Photography for DC Lane

Location Map



Energy Performance Graph





Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk