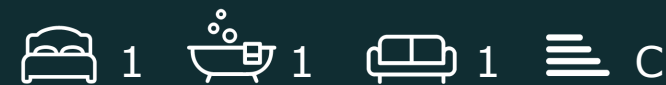


DC  
LANE

SELL • LET • MANAGE



Hawkers Avenue, Plymouth, PL4 0QT  
£107,500 Leasehold - Share of Freehold





£107,500

# Hawkers Avenue

Plymouth, PL4 0QT

- Second Floor Apartment
- Open Plan Living
- Lift In Building
- Ideal FTB/Buy To Let
- No Onward Chain
- One Double Bedroom
- Sutton Harbour Location
- Some Modernisation Required
- Residents Parking Permit
- Council Tax Band A

DC Lane are delighted to present this second floor apartment in 'Harbourside Court' an impressive purpose built waterside development situated a stones throw from Sutton Harbour; a perfect place to visit, live, work, dine, shop, attend events or simply relax by the water. The Harbour has a vibrant waterfront boasting an outstanding selection of luxury waterside properties, modern offices of professional firms, a diverse range of restaurants, cafes, bars and shops and even an awarding winning marina.

Security entry doors lead into the well presented communal entrance hallway with lift access and stairs leading to the second floor. This charming apartment welcomes you with a hallway leading into a bright and spacious open plan living area, where large windows fill the space with natural light and frame roofscape views. The modern fitted kitchen, thoughtfully tucked around the corner, features a practical peninsular that provides additional workspace and an informal dining area.

The double bedroom includes a built in storage cupboard and is serviced by a bathroom with a shower over the bath.

While the property would benefit from updating, it represents an excellent opportunity for a first time buyer, investor or as a delightful holiday retreat, ideally positioned in a sought after waterside location. With no onward chain, a share of the freehold and long lease a viewing is highly recommended.



## Fifth Floor

### Open Plan Lounge/Diner/Kitchen

16'6" x 11'1" (5.04 x 3.39)

### Bedroom

9'9" x 9'0" (2.99 x 2.75)

### Bathroom

5'6" x 5'1" (1.68 x 1.57)





## Directions

From the DC Lane office head south on Mutley Plain and down North Hill for 0.2 mi. Bear left on to Charles Street and at roundabout, take 4th exit on to Exeter Street and at next roundabout, take 1st exit bearing left on Bretonside. Go across the roundabout and turn right onto Hawkers Avenue and the building is positioned on the right in front of Sutton Harbour.

**Council Tax Band: A**

## Scan for Material Information

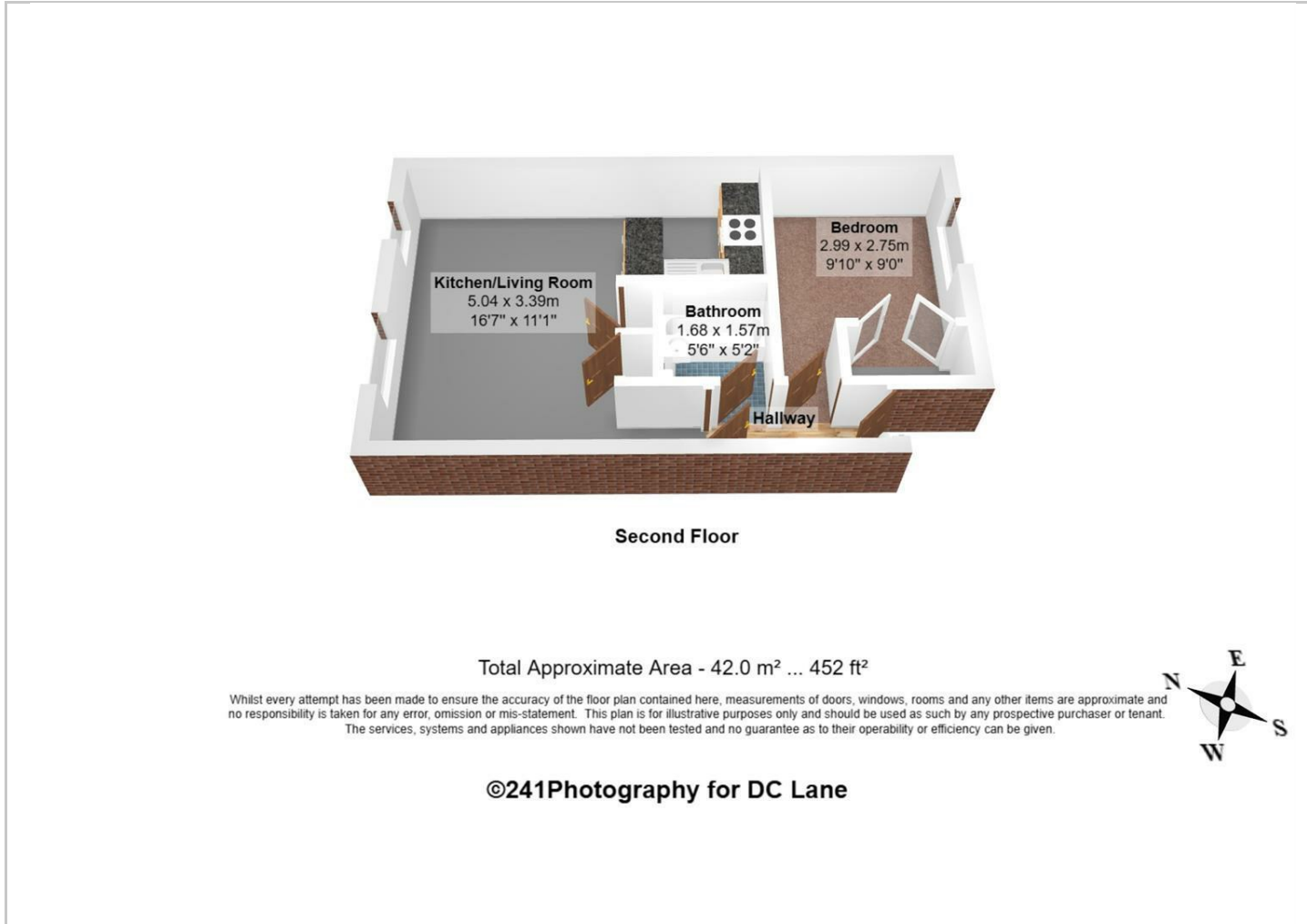




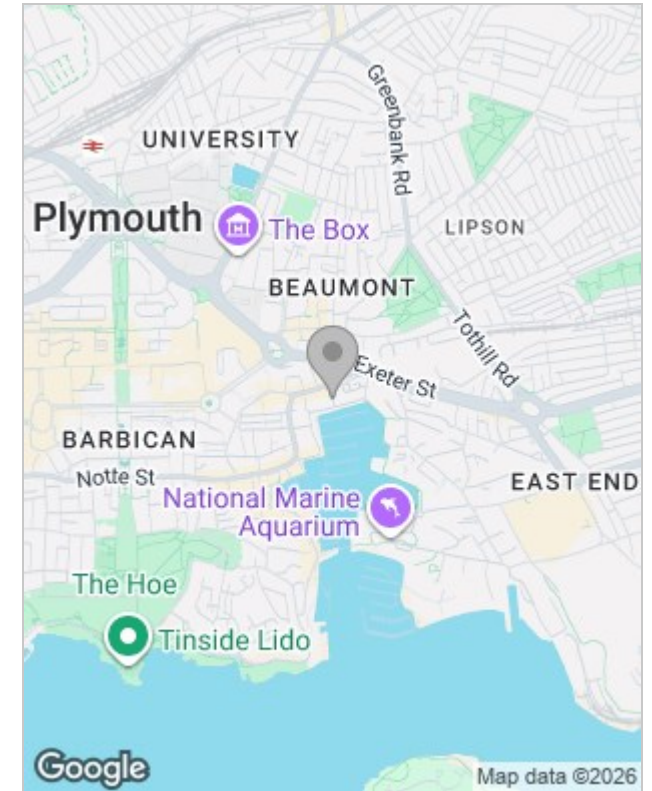
DISCOVERY WHARF

Mayflower House Art Gallery

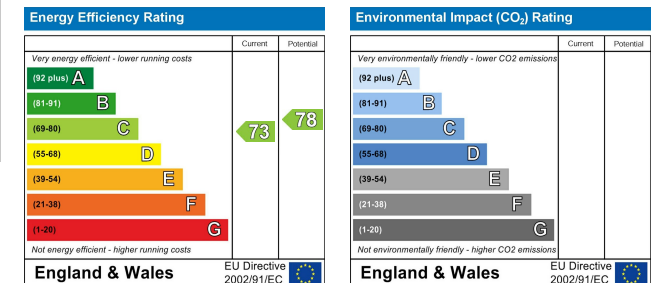
## Floor Plans



## 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