

**LAWSON**  
Estate Agency...Only Better



**Flat 2, Napier Terrace, Mutley, Plymouth**  
Plymouth

**£135,000**

Located just off the popular Mutley Plain shopping district this extremely well presented, ground floor apartment offers spacious well-appointed accommodation.

Entering the communal entrance, the separate entrance leads through to the hallway; with neutral decoration and carpeting found throughout.

The main living accommodation located at the front of the property with a large bay window, original stained glass, and a large open plan area for living and dining leading through to separate kitchen area with vinyl effect flooring.

The kitchen area with low level base mounted and wall mounted units in Shaker style with rolled edge worksurfaces over incorporating stainless steel sink with drainer, integral gas oven with gas hob above and extractor fan and ample space for white goods under.

The family bathroom is fitted with a neutral suite comprising low-level WC, pedestal wash handbasin, panelled bath to one side with mixer shower attachment over. The room is finished with attractive contemporary styled flooring and walls.

The two bedrooms are both double with the second bedroom also offering a door giving separate access to a small, shared courtyard and gate accessing the side of the property.

There is a good-sized storage area under the stairs and the property benefits from part PVC double glazing and gas central heating and an internal viewing is highly recommended.

## UTILITIES

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

## OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2025/2026 is £1550.28 (by internet enquiry with Plymouth City Council). These details are subject to change. The property is held on a lease hold basis with 103 years remaining and a service charge of £361 per annum to include insurance.

## MUTLEY

A suburb, close to Plymouth University, Plymouth Railway Station, Central Park and Mutley Park, served by Hyde Park and Lipson Vale primary schools, whilst being served by the retail amenities of Mutley Plain, with its bank and post office. Located approximately one mile from Plymouth City Centre, the suburb is principally made up of late Victorian, Edwardian and 1930's built housing stock (some of which has suited conversion, into flats and apartments). With its centrality, Mutley has been popular, for generations.



GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA - 684 sq.ft. (63.6 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 shown 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Lawson Property

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