



Flat 14, Wingfield Mansions, 82, Molesworth Road, Stoke, Plymouth, Devon, PL3 4DZ



**£220,000**



This spacious, modern and bright top floor apartment is located within the prestigious conversion known as Wingfield Mansions. Recently upgraded throughout to an exceptionally high standard, the property offers contemporary fixtures and fittings and well-balanced accommodation.

The layout comprises a welcoming entrance hallway leading to a generous open plan lounge and dining area, ideal for both everyday living and entertaining. The newly installed kitchen is fitted with a range of modern units and integrated appliances. There are three well-proportioned double bedrooms, including a main bedroom with en suite shower room, together with a stylish modern family bathroom.

The apartment enjoys far reaching views across Plymouth and towards Plymouth Sound and Mount Edgcumbe in the distance. Residents of Wingfield Mansions also benefit from beautifully maintained communal garden areas and allocated parking within a gated car park.

Further features include uPVC double glazing and gas central heating throughout. Stoke is a sought-after residential district, much of which is designated as a conservation area due to its high concentration of Regency and Victorian properties. The area is located approximately one mile from Plymouth city centre, providing easy access to the ferry port, and within three miles of the A38. Local schooling includes Stoke Damerel and Stuart Road Primary Schools, with secondary options such as Devonport High School for Boys and Stoke Damerel Community College. An internal viewing is highly recommended to fully appreciate the quality, space and setting this stunning home has to offer.

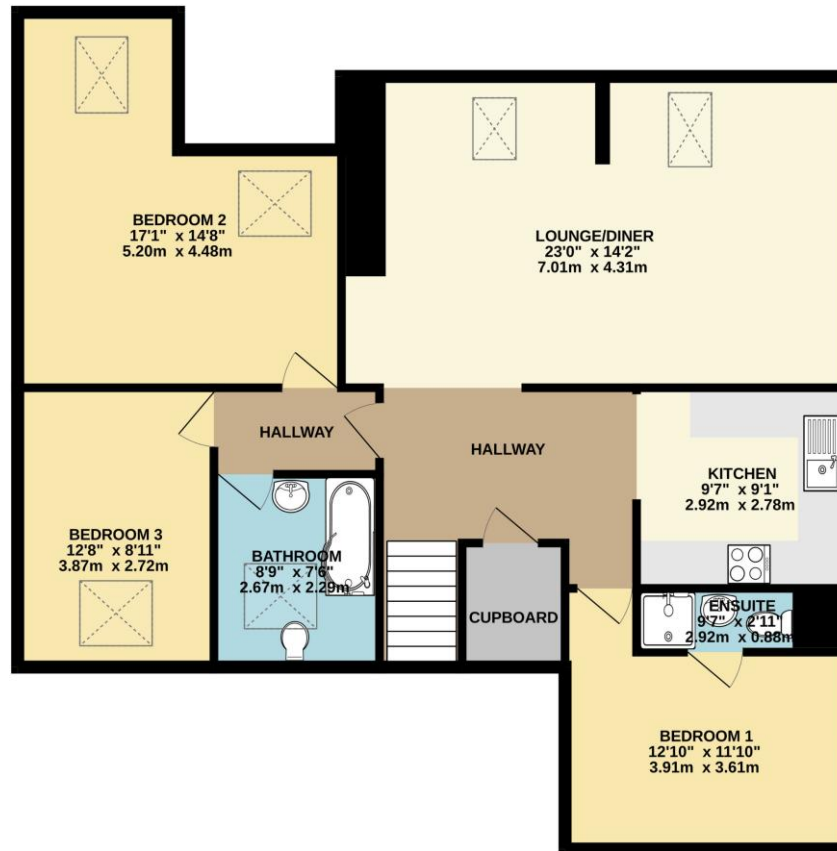
**Lease Information:** We understand the apartment is share of freehold with the other flat owners held on Lease with 166 Years remaining and subject to a service charge of approximately £2,238.60 per year but this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.







TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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Lang Town & Country  
6 Mannamead road  
Mannamead  
Plymouth  
PL4 7AA

Tel: 01752 256000

Email: [property@langtownandcountry.com](mailto:property@langtownandcountry.com)

[www.langtownandcountry.com](http://www.langtownandcountry.com)

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