



Moon Street, Plymouth

OIRO £120,000



Key Features

- No Onward Chain
- Two Well-Proportioned Double Bedrooms
- Secure Modern Development with Lift Access
- Third Floor Apartment
- Open-Plan Living
- Private Balcony
- EPC rating B
- Council tax band C
- Leasehold





Offered to the market with no onward chain, this two-bedroom apartment enjoys a superb city-centre location in the heart of Plymouth. Ideally situated within easy walking distance of the historic Barbican, Plymouth Hoe, Drake Circus Shopping Centre and the popular Barcode leisure complex, the property is perfectly placed to take advantage of the city's vibrant selection of shops, restaurants, bars and waterfront attractions.

Located on the third floor of a modern development, the apartment is accessed via a secure communal entrance, with both lift and stair access available.

Internally, the accommodation is decorated in neutral tones throughout and offers a spacious open-plan living, dining and kitchen area, providing an ideal setting for both everyday living and entertaining. The fitted kitchen features a range of matching wall and base units, an integrated oven and hob with extractor hood over, together with additional integrated appliances.

The property benefits from two generously sized double bedrooms and a modern bathroom fitted with a walk-in double shower. A private balcony provides space for a table and chairs, creating the perfect spot to relax while enjoying views towards the Barbican. Further benefits include gas central heating, double glazing throughout and a secure entry system.

This apartment would make an ideal first-time purchase, city-centre residence or investment opportunity, offering a blend of modern living, convenience and excellent access to Plymouth's wide range of amenities.

Please note: There is no allocated parking space with this property. Prospective purchasers are advised to make their own enquiries regarding local parking arrangements and may wish to contact Plymouth City Council for further information and guidance.

Council Tax Band: C
EPC Rating: B

Tenure: Leasehold
Lease Expiry: July 2131
Ground Rent: £250pa
Service/Maintenance Charge: £1,600pa

Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise.

If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Anti-money laundering regulations

In line with Anti-Money Laundering regulations, all prospective purchasers will be required to provide valid identification and proof of funds at the point a sale is agreed. Please note that a fee of £50 per applicant is payable for the verification of identification.







Approximate total area⁽¹⁾
57.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		