

DC  
LANE

SELL • LET • MANAGE

Embankment Road, Plymouth, PL4 9HX

£125,000 Leasehold









# Embankment Road

Plymouth, PL4 9HX

- Top Floor Maisonette
- Cattedown Location
- Arranged Over Two Storeys
- Elevated Views
- No Onward Chain
- Two Double Bedrooms
- Spacious Accommodation
- Communal Terrace
- Allocated Parking One Car
- Council Tax Band A

DC Lane are delighted to present this well proportioned two bedroom maisonette, ideally located in the popular area of Cattedown, within walking distance of the City Centre and offering easy access to the A38 and major transport routes.

Situated on the second floor, the property is accessed via a communal outdoor terrace which leads into the communal hallway. Arranged over two storeys, the spacious accommodation comprises a bright lounge, kitchen, dining room and shower room on the lower level, with two generous double bedrooms located on the upper floor, both enjoying elevated views across the city.

The property is flooded with natural light throughout and is offered for sale with no onward chain. Previously let, the property benefits from safety certificates already in place and a long lease, making it an ideal investment or first time purchase.

Externally, the property further benefits from allocated parking for one vehicle and a viewing is highly recommended.



£125,000



## Second Floor

Lounge	11'10" x 13'6" (3.61 x 4.13)
Dining Room	7'7" x 9'10" (2.33 x 3.00)
Kitchen	8'4" x 14'6" (2.55 x 4.42)

## Shower Room

## Third Floor

Bedroom One	19'5" x 9'0" (5.94 x 2.76)
Bedroom Two	19'5" x 8'9" (5.94 x 2.67)



### Directions

From DC Lane office continue along Mutley Plain/B3250 0.3 mi Continue onto Greenbank Rd/B3238 Continue to follow B3238 0.8 mi At Cattedown Roundabout, take the 1st exit onto Embankment Rd/A374 0.3 mi and the property can be found on the left.

### Scan for Material Information



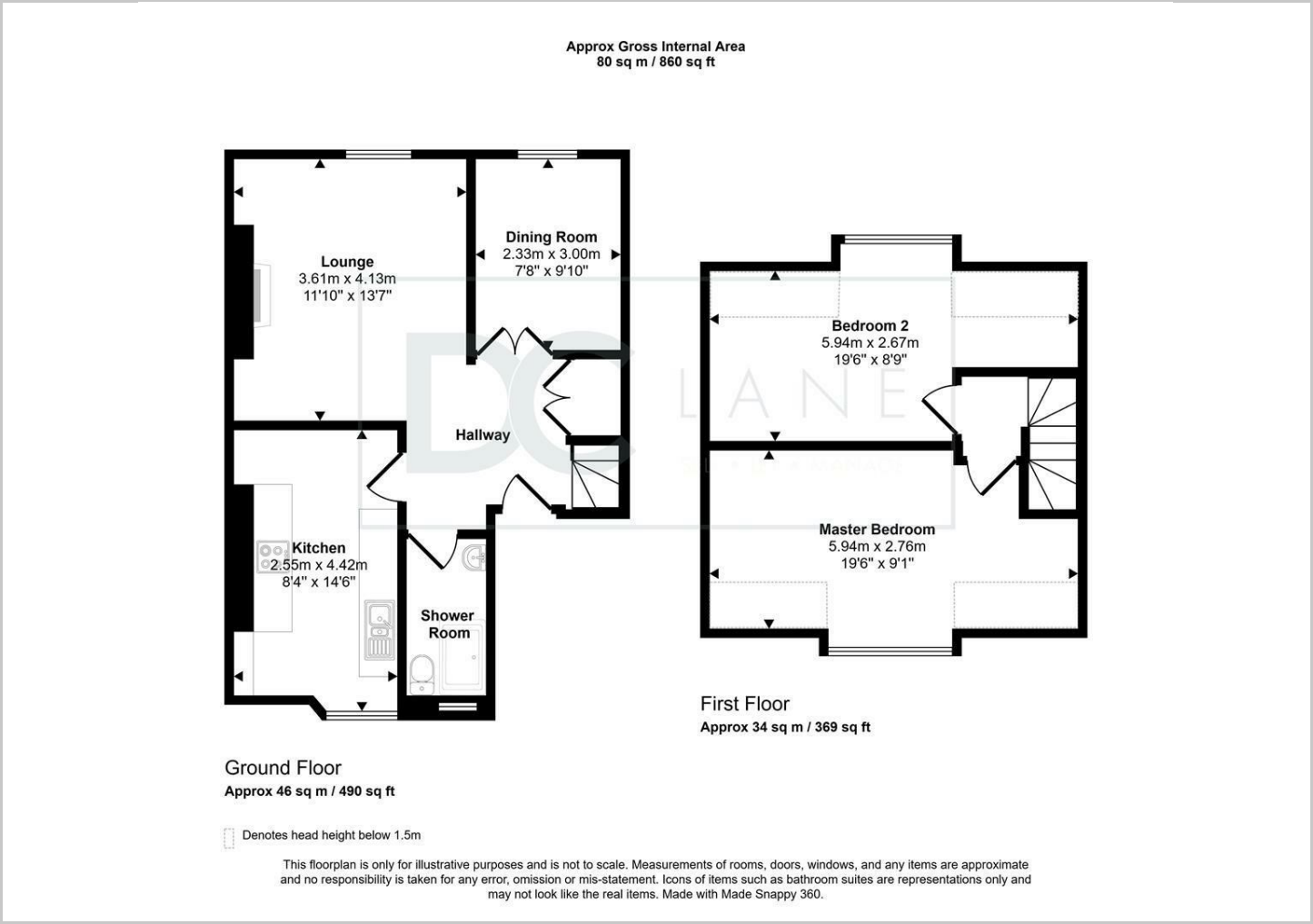
**Council Tax Band: A**







Floor Plans



Viewing

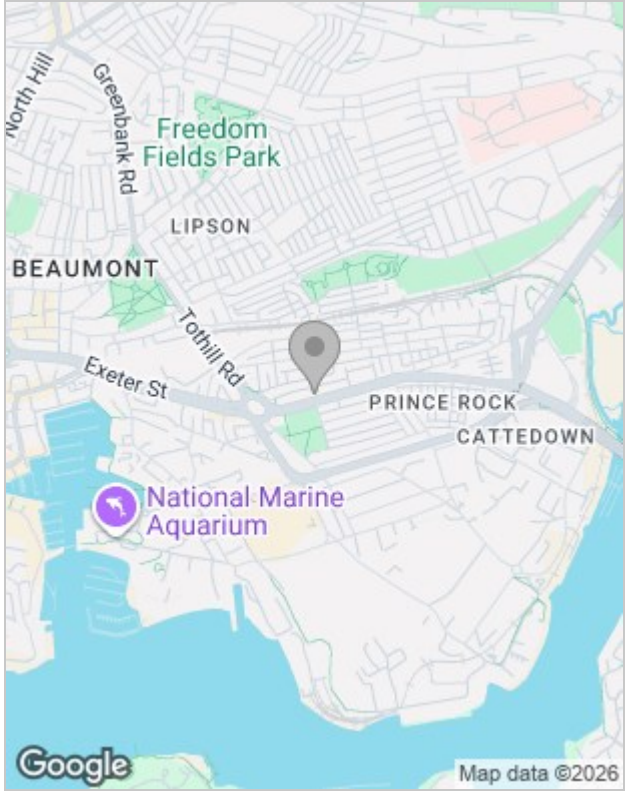
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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

Location Map



Energy Performance Graph

