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# LUKE BOON

POWERED BY  
**exp** UK  
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



2 BATHROOM



1141 SQ.FT



LEASEHOLD

## DURNFORD STREET STONEHOUSE PL1 3QN OFFERS OVER £230,000

Grade II listed, duplex apartment. Three double bedrooms, lounge, open plan kitchen/breakfast room & panoramic views over Stonehouse Creek & Royal William Yard



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Durnford Street is located in the heart of Stonehouse, moments away from Royal William Yard and Firestone Bay. Stonehouse is positioned on the edge of Plymouth City Centre and gives easy access to Plymouth Train Station and Plymouth Hoe.

Royal William Yard has a range of local and national traders and a range of eateries including a wine bar. The Cremyl Ferry gives access to Mount Edgcombe, over to Saltash and offers trips across to the historic Barbican.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal.

Located on the second floor, you enter the property into a hallway, which has stairs leading up to the third floor and doors leading into the lounge, kitchen/breakfast room, main bedroom and the shower room. There is a window to the rear elevation, plus a sky light.

The lounge is a great size with a large bay window to the rear elevation, offering views over the Royal William Yard and over the water. There is space for an array of furniture.

Located at the front of the property is the open plan kitchen/breakfast room, which is a lovely size and has a wide range of wall and base mounted units, complete with a work surface over. There is space for a wide range of appliances and a sash window to the front elevation.

The main bedroom is a similar size to the kitchen/breakfast room and has two sash windows to the front elevation. This can be used as an additional reception room if required.

The shower room has a walk in shower cubicle, low level w/c and hand wash basin. There are tiled splash backs and an extraction fan.

Upstairs, the landing leads through to two further double bedrooms and the bathroom. Bedroom two is located at the front of the property and has a sash window to the front elevation and a range of exposed beams. Bedroom three is also a good double size, with a double glazed sash window offering views over the water and surrounding area, with a range of exposed beams. The shower room has a walk in shower cubicle, low level w/c and hand wash basin. There are tiled splash backs and an extraction fan.

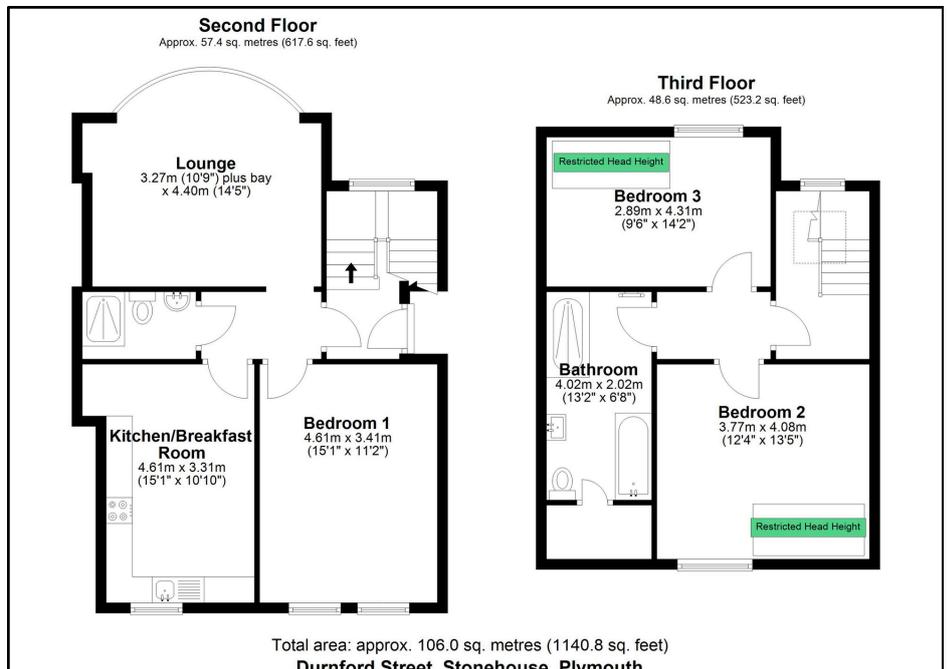
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The bathroom is a great size, with a walk in shower cubicle, a panelled bath, plus a hand wash basin, low level w/c and a heated towel rail. The bathroom has tiled splash backs, an extraction fan and a cupboard giving storage space within the eaves.

Externally, the property has an allocated parking space in the residents car park. This car park is accessed via Cremyll Street. There is a communal door giving access to the rear of the property

## Tenure & Services

Tenure - Leasehold  
 Lease Length - 982 Years  
 Service Charge - £1140 including water  
 Services - Mains Water, Gas, Drainage & Electricity. Connected to Fibre Broadband.  
 EPC - D  
 Listing - Grade II - Listing Number 1319622  
 Council Tax Band - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Website Link

Any questions? Want to make an offer?  
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