



Flat 1, 4 Woodside, Lipson, Plymouth, Devon, PL4 8QE



Offers Over £175,000

Lang town and Country are delighted to offer this unique apartment nestled in a quiet street, within easy access of Freedom Park, just 2 mins from the front door and from there you can enjoy the cafe and far-reaching sea views. Close to all local amenities such as Mutley Plain shopping area and within easy access of Plymouth's vibrant City centre, the historic Barbican and Plymouth Hoe.

The spacious, well-maintained apartment comprises a main entrance via the versatile conservatory, which leads into the lounge and small dining area. The inner hallway draws you into the rest of the accommodation and leads you to the well-appointed kitchen. There are two double bedrooms, with a master en-suite shower room, and a family bathroom. There is also an additional entrance which leads to the parking area.

The grounds are communal but there is a small garden area directly outside the conservatory that only this flat uses as the other apartments all have balconies, although this doesn't come with the flat legally the current owner has used this solely for the last 20 years.

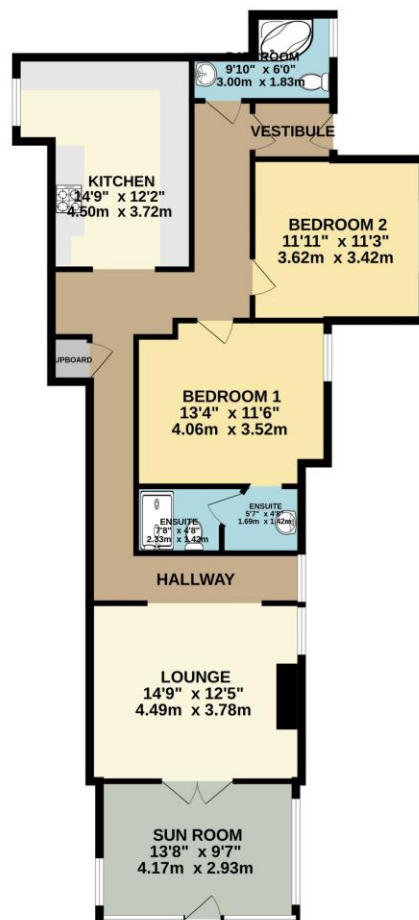
We recommend an early viewing to appreciate this unique apartment situated in very convenient location.

Lease Information: We understand the apartment is held on Lease with 950 years remaining and subject to a service charge of approximately £1212 (£101 paid monthly) per year from Jan 25. 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: 1095 sq.ft. (101.7 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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