

7C Queens Gate, Lipson, Plymouth, PL4 7PP

Plymouth

Guide Price

£310,000

Lawson are delighted to market this beautifully appointed renovated luxury first floor apartment in one of Plymouth's most prestigious original Victorian terraces overlooking Freedom Fields Park, Plymouth City Centre, and Plymouth sound in the distance.

The property has been sympathetically renovated to an incredibly high standard in recent years and benefits from accommodation comprising; Hardwood front door into hallway with a small fight of steps into an entrance vestibule; in the hallway there is a large built in storage cupboard with fitted gas central heating boiler, double doors to the open plan lounge/dining room; flooding with light, a south facing room with high original ceilings with original mouldings, original fireplace with marble surround, wood effect flooring, PVCu double glazed sash windows, French doors leading out to a full length south facing balcony with far reaching views. Opening to the high quality fitted kitchen with a matching range of base and eye level contemporary storage cupboards, stone worksurfaces, integral appliances, breakfast bar and PVCu double glazed shuttered window to the rear.

Bedroom one an incredibly spacious double with two large PVCu double glazed sash windows to the front elevation, moulded ceiling with feature fireplace with cast iron insert, stone surround. Bedroom two a further large double with two PVC double glazed windows to the rear elevation with a further period fireplace, cast iron insert, decorative tiles, and marble surround. The bathroom is fitted with a matching four piece suite comprising oversized shower cubicle, roll top bath, w.c, pedestal wash hand basin tiled splash backs, tiled flooring.

Externally, to the front of the property there is a very large balcony which is decked and has recently been upgraded.

The property is held on a leasehold basis with 948 years remaining, and a share of the freehold and a service charge of £120 per month.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

PLYMOUTH

Plymouth is a vibrant and historic coastal city, renowned for its stunning waterfront and one of the largest natural harbours in the world. Surrounded by beautiful countryside, the city enjoys close proximity to Dartmoor National Park, offering over 300 square miles of breath taking landscapes and exceptional opportunities for walking, cycling and outdoor pursuits.

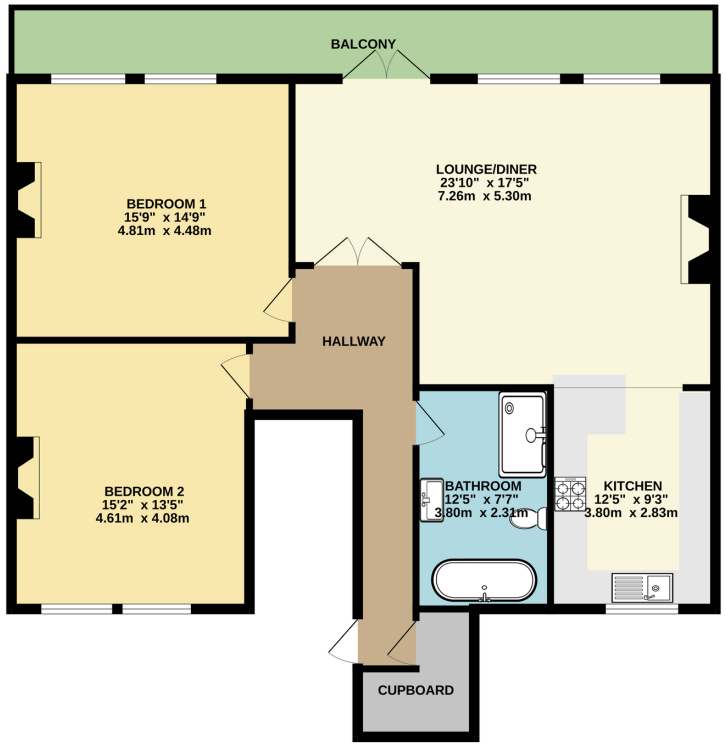
With a population of over 250,000, Plymouth provides an excellent range of shopping, educational and leisure facilities, together with a thriving cultural scene. The city is well connected, benefiting from mainline rail services with direct routes to London Paddington and Penzance.

Further enhancing its appeal, Brittany Ferries operates regular seasonal crossings to France and northern Spain, making Plymouth an ideal location for both convenient living and coastal lifestyle.





GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.

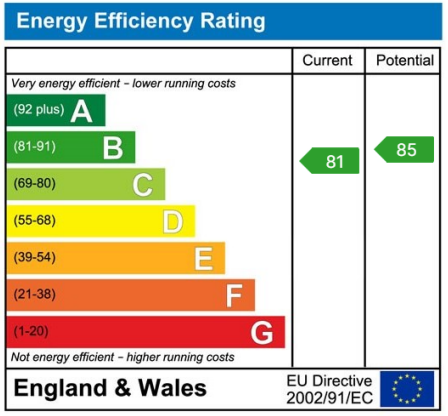


TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.

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.
Made with Metropix ©2024







OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1,627.90 (by internet enquiry with Plymouth City Council). These details are subject to change. Lease hold property £120 pcm

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or
have been tested by us. Purchasers should establish the suitability
and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy.
Copyright Lawson 2023.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.







Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

https://lawsonproperty.co.uk/

LAWSON

Estate Agency...**Only Better**