



Southside Street, Barbican, Plymouth

**OIRO £110,000**



## Key Features

- Fantastic investment opportunity
- In the heart of the Barbican
- One bedroom apartment
- Modern throughout
- Open-plan living
- Secure building
- EPC rating E
- Council tax band A
- Leasehold





**NO ONWARD CHAIN!** Located on a quaint, beautiful cobbled street in the heart of the historic Barbican and a stone's throw away from a variety of restaurants, pubs and shops, the Hoe and Plymouth Sound, this well-designed one-bedroom apartment is located on the fourth floor of this 18th century Grade II listed Georgian townhouse.

Situated on the fourth floor, this well-presented apartment enjoys charming views over the main street of Plymouth's historic Barbican. Upon entering, the hallway provides access to all rooms.



The property features a cosy open-plan living and kitchen area, finished with neutral decor and wood-effect laminate flooring, creating a bright and inviting space. Two large sash windows flood the room with natural light while offering attractive views over the Barbican's cobbled Southside Street.

The contemporary kitchen is both stylish and practical, fitted with a range of matching wall and base units providing ample storage. Integrated appliances include a washer/dryer, cooker, and hob with extractor hood. A striking stone effect worktop incorporates an inset sink with mixer tap and drainer.

The bedroom is well-proportioned, comfortably accommodating a double bed along with additional furniture.



Accessed via the bedroom, the modern shower room comprises a shower cubicle with sliding door, a hand basin with mixer tap, and a low-level WC. The room is finished with clean white ceramic tiling to splashback areas, offering a fresh and contemporary feel.

The apartment makes a great purchase for rental, as it has been consistently let by the current owners for a number of years, creating an estimated yield of approx. 9%. Equally, this beautiful flat is an excellent first time buy for someone looking to live in the heart of the city with the benefits of open skies, sea-air and a bustling social landscape right on your doorstep!

Located in a fantastic sea-side area of Plymouth, the property is within a few seconds walk to fantastic restaurants, pubs and bars, as well as a short walk to Plymouth's best attractions including the Hoe, the Harbour and the National Marine Aquarium. A 5-minute stroll to Drakes Circus and the high street, you have all the amenities and offerings of Plymouth city whilst also being able to enjoy the authentic historic Barbican. Mount Batten and Drakes Island are also a short journey away.

The property is a Grade II listed building. List UID 1386397, May 1975.

Heated with electric heaters to each room.



There is no allocated parking space but parking in the area is available to residents through Plymouth City Council's resident permit scheme.

Tenure: Leasehold

Lease expiry date: 1st November 2986

Ground rent: £100pa

Service/maintenance charge: £1,150pa (2025)

Council tax band: A

EPC rating: E

### **Disclaimer**

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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.

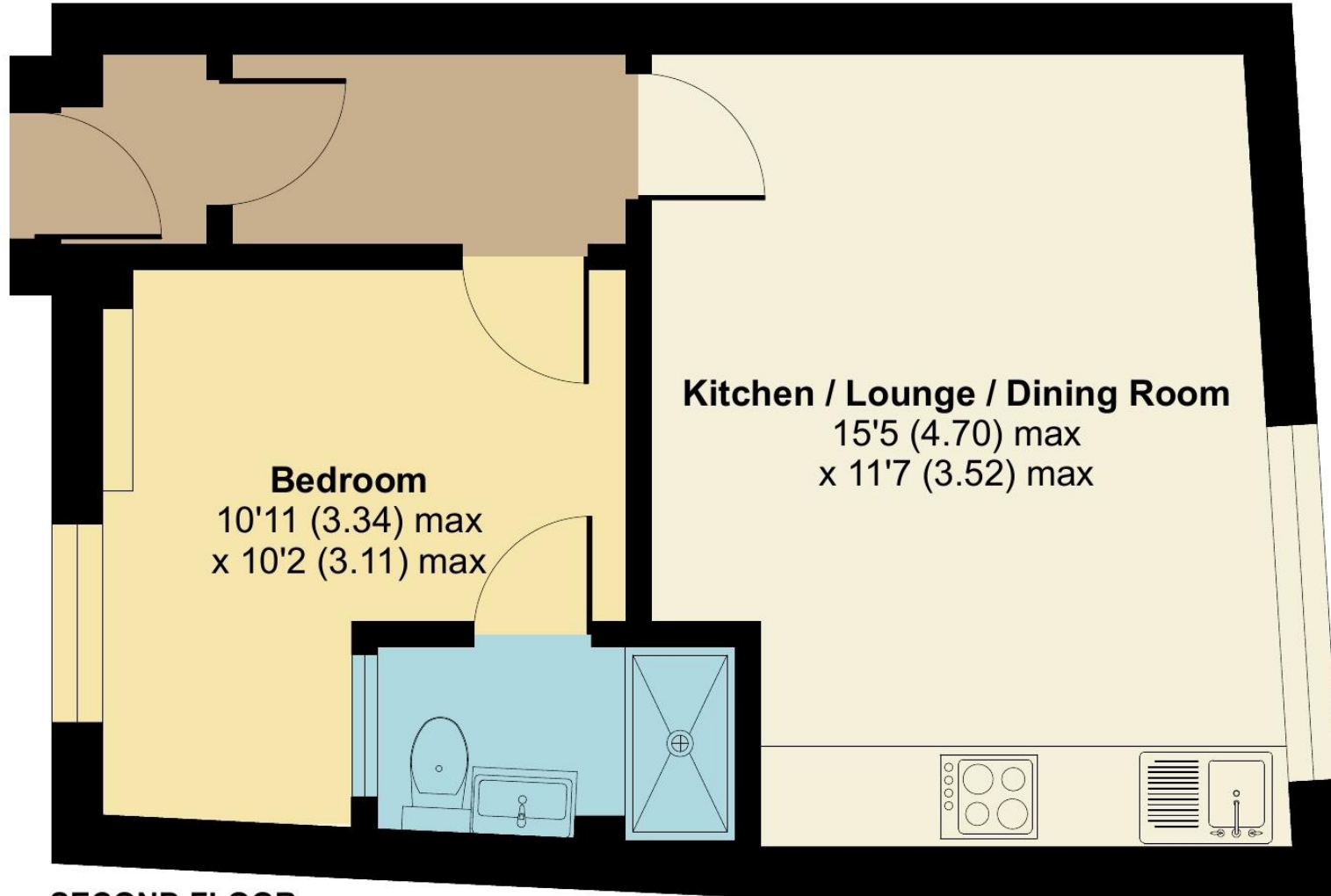




# Southside Street, Plymouth, PL1

Approximate Area = 349 sq ft / 32.4 sq m

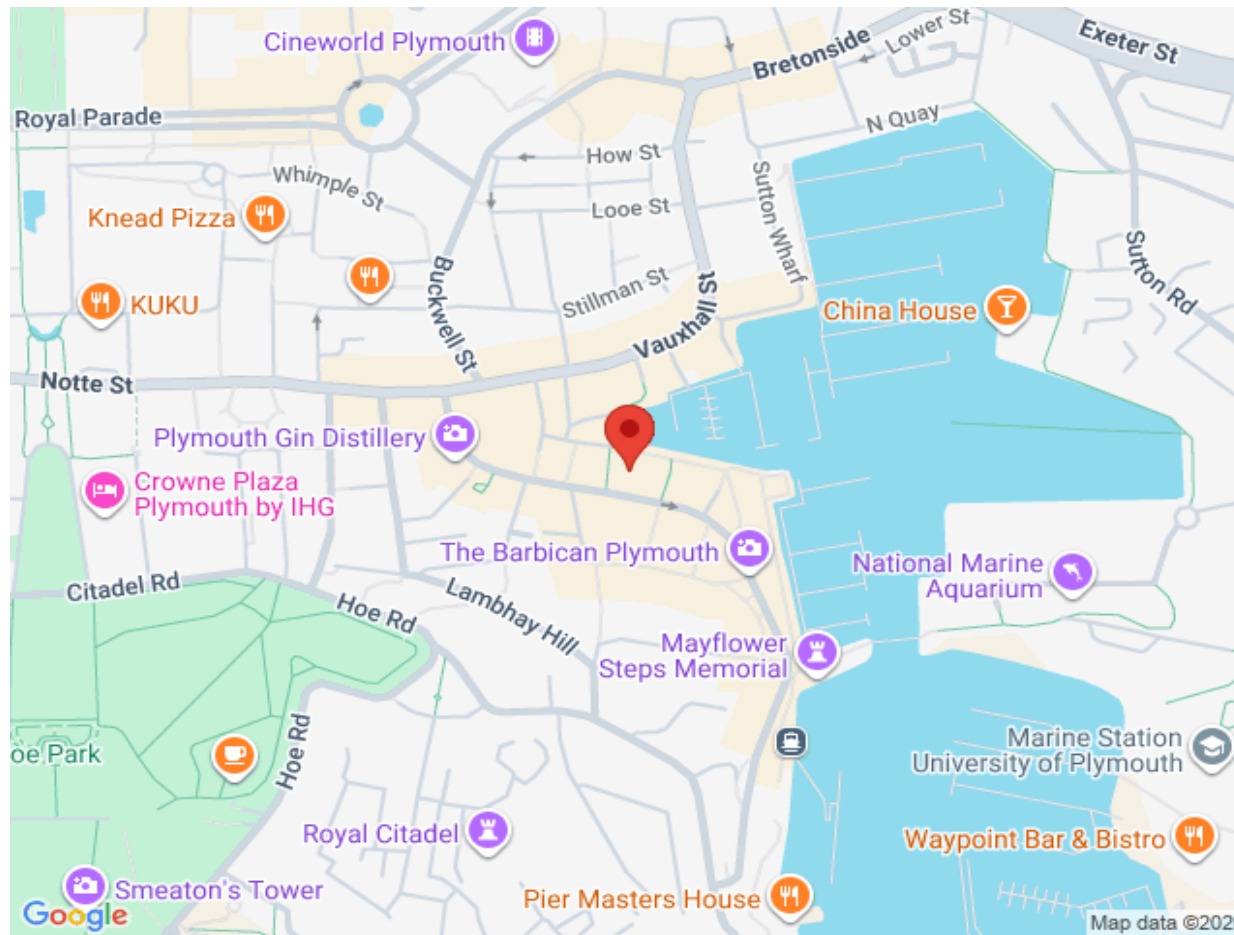
For identification only - Not to scale



## SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2026. Produced for Northwood. REF: 1415867



### Energy Efficiency Rating

