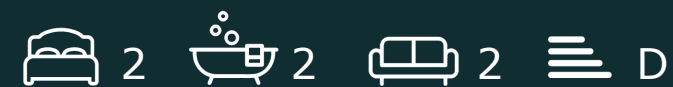


DC  
LANE

SELL • LET • MANAGE

Seymour Road, Plymouth, PL3 5AS  
£280,000 Leasehold - Share of Freehold







# Seymour Road

Plymouth, PL3 5AS

- Apartment in Victorian Residence
- Two Bedrooms
- Spectacular South Facing Views
- Delightful Communal Gardens
- No Onward Chain
- Two Reception Rooms
- Master En Suite & Walk in Wardrobe
- Sought After Mannamead Location
- Secure Gated Entrance & Parking
- Council Tax Band D

DC Lane are thrilled to showcase this spectacular apartment within 'The Old School House' a Victorian residence in one of the most prestigious roads in Mannamead, Plymouth and within easy reach of local amenities, City Centre and the A38.

Originally built circa 1840 this beautiful building has been carefully and thoughtfully designed creating six apartments and two mews houses set within a secure gated entrance and communal landscaped grounds.

Positioned on the first floor entry into a welcoming hallway has a double storage cupboard and entry phone system. The grand reception room features a bay window with double glazed sash windows boasting far reaching south facing views towards Plymouth Sound. A second reception room features open plan living with a well appointed kitchen with plentiful cabinets and integrated appliances and further bay window for the magnificent views to be enjoyed. The spacious master bedroom is serviced by an en suite shower room and walk in wardrobe, a further bedroom and modern bathroom complete the accommodation that boasts natural light throughout. Surrounding the building are private landscaped gardens to enjoy and relax in and there is useful storage within the basement and an allocated parking space.

Offering spacious understated elegance, living in this impressive apartment can only be titled the epitome of luxury City living, with no onward chain a viewing is highly recommended, an enviable property in an enviable location.

We understand this apartment is held on lease for a term of 999 years and the owners have an equal share of the freehold. We understand the service charge to be approximately £437 per quarter.

£280,000



## First Floor

Lounge	18'2" x 16'4" (5.55 x 4.99)
Kitchen/Dining Room	19'0" x 23'7" (5.81 x 7.21)
Master Bedroom	13'8" x 11'7" (4.17 x 3.55)
En Suite	6'11" x 4'10" (2.11 x 1.49)
Wardrobe	6'2" x 4'9" (1.90 x 1.45)
Bedroom Two	10'5" x 8'11" (3.20 x 2.72)
Bathroom	3'3",229'7" x 7'8" (1,70 x 2.35)







### **Directions**

From the DC Lane office Head south-east on Mannamead Rd 0.4 mi Turn left onto Seymour Rd and the property can be found on the right.

**Council Tax Band: D**

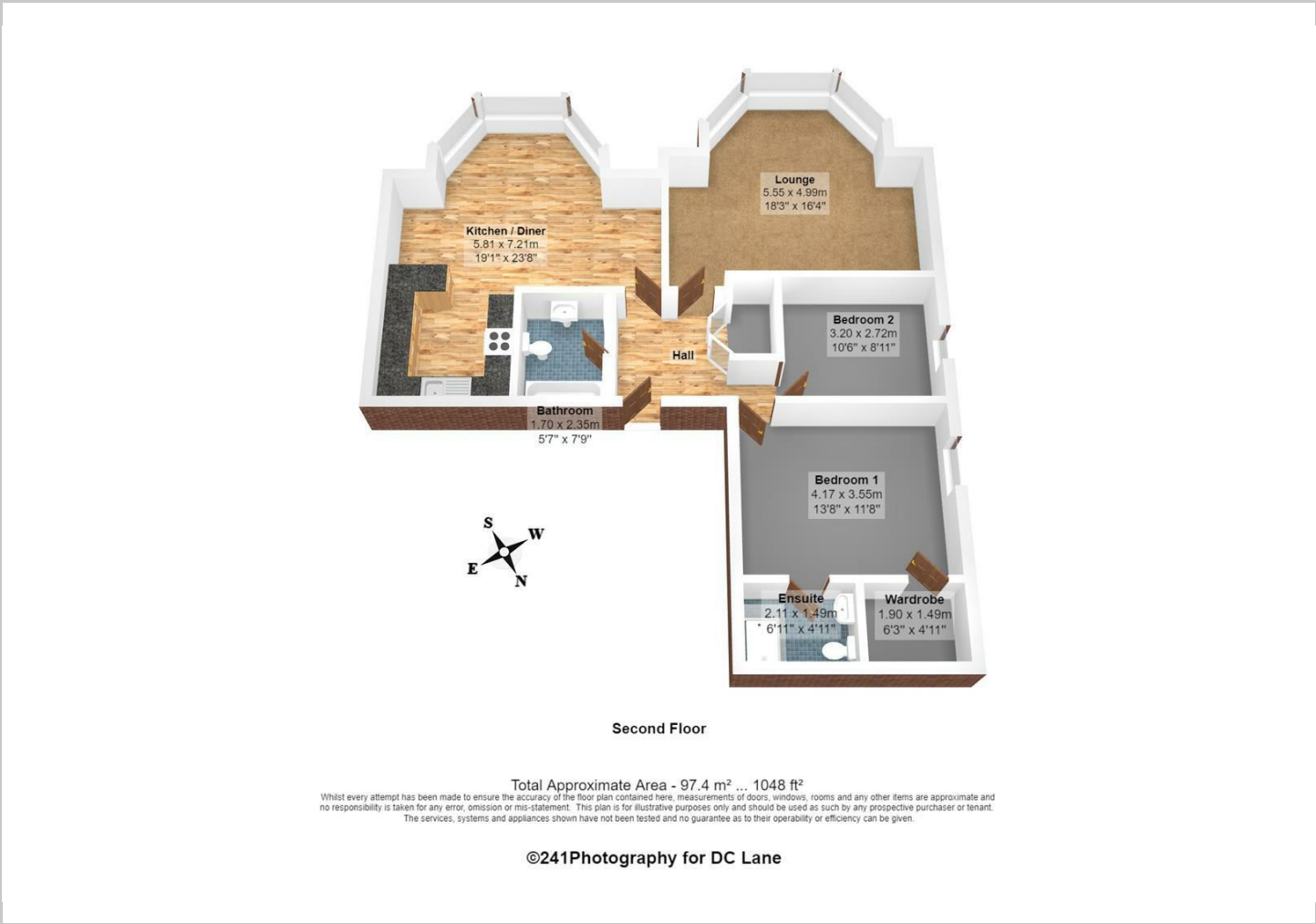








Floor Plans

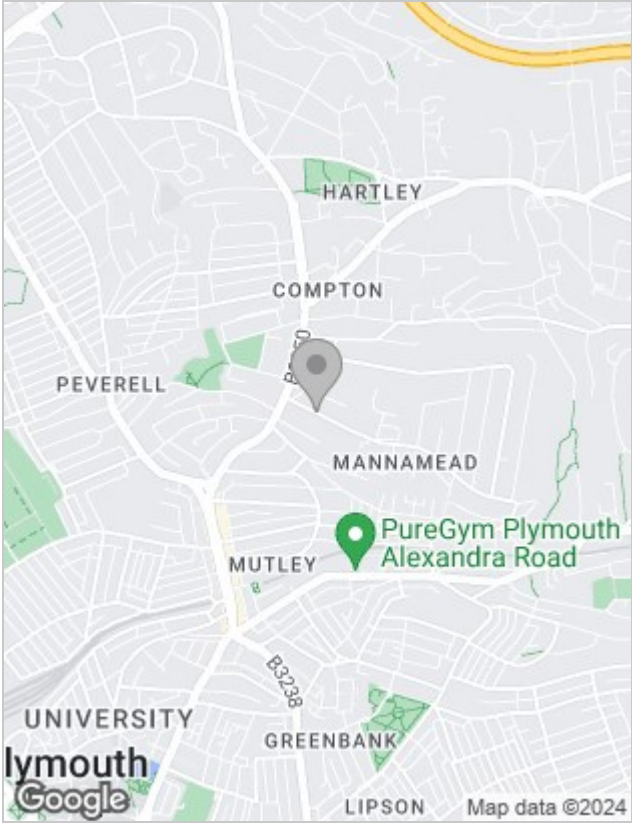


Viewing

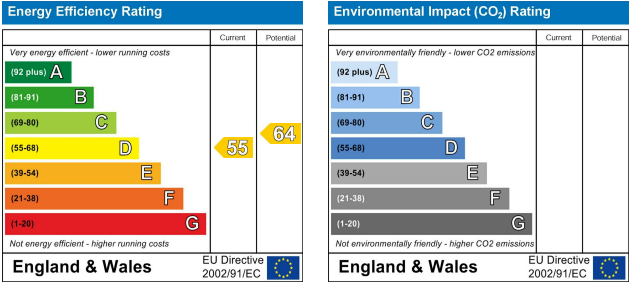
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

Location Map



Energy Performance Graph



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk