

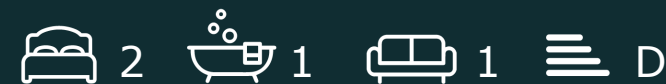
DC  
LANE

SELL • LET • MANAGE



Regent Street, Plymouth, PL4 8AS

Offers Over £135,000 Leasehold





Offers Over £135,000

# Regent Street

## Plymouth, PL4 8AS

- Historical Building
- Two Double Bedrooms
- Gated Allocated Parking
- Well Presented
- No Onward Chain
- Lower Apartment
- Open Plan Living
- Integrated Appliances
- City Centre Location
- Council Tax Band A

DC Lane are delighted to present this superb apartment within a historical development of a 19th century former high school centrally located with only a short walk to the bustling city centre and within easy access to major routes. With secure entrance the communal hallway features a stone staircase and there is access to the secure gated parking within the grounds.

Positioned on the lower ground floor the apartment offers open plan living in the principal reception room with large windows allowing for plenty of natural light to flood through, kitchen area with some integrated appliances and warmed by underfloor heating under wood flooring. There are two double bedrooms serviced by a bathroom with bath and overhead shower and storage cupboard in the hallway.

Externally there is a parking space for one car within the gated secure car park and with no onward chain a viewing is highly recommended of this lovely apartment within this splendid historical building.



### Lower Ground Floor

Kitchen/Living Room	13'5" x 20'8" (4.10 x 6.30)
Bedroom One	8'11" x 9'1" (2.74 x 2.77)
Bedroom Two	8'11" x 9'7" (2.74 x 2.94)
Bathroom	5'7" x 7'10" (1.71 x 2.41)





## Directions

Head south on Mutley Plain/B3250 0.2 mi Turn right onto North Hill/B3250 Continue to follow B3250 0.5 mi Turn left onto Charles St/A374 0.2 mi At Charles Cross Roundabout, take the 1st exit onto Hampton St 0.1 mi Turn right onto Regent St 249 ft and the property is on the right.

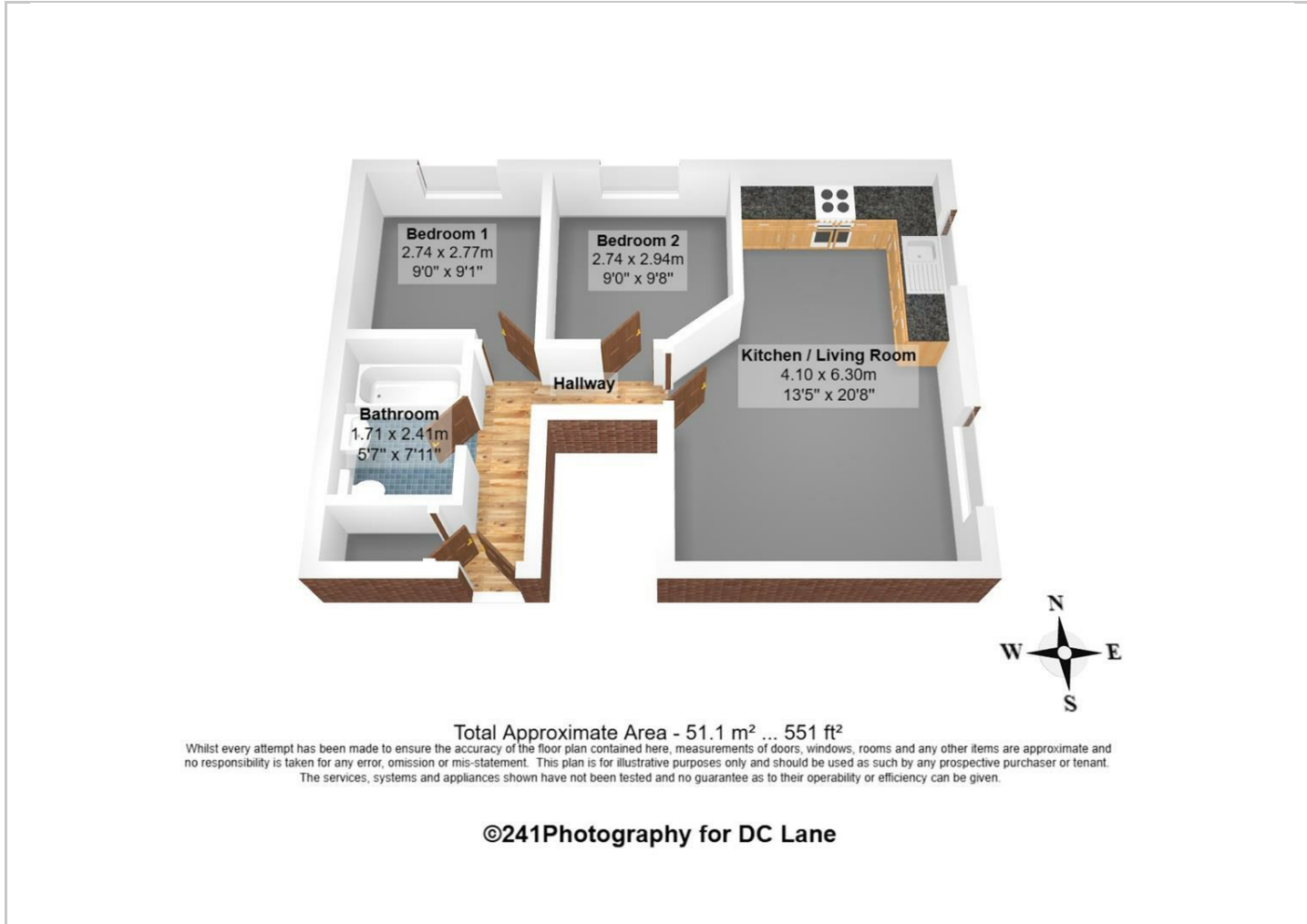
**Council Tax Band: A**

## Scan for Material Information

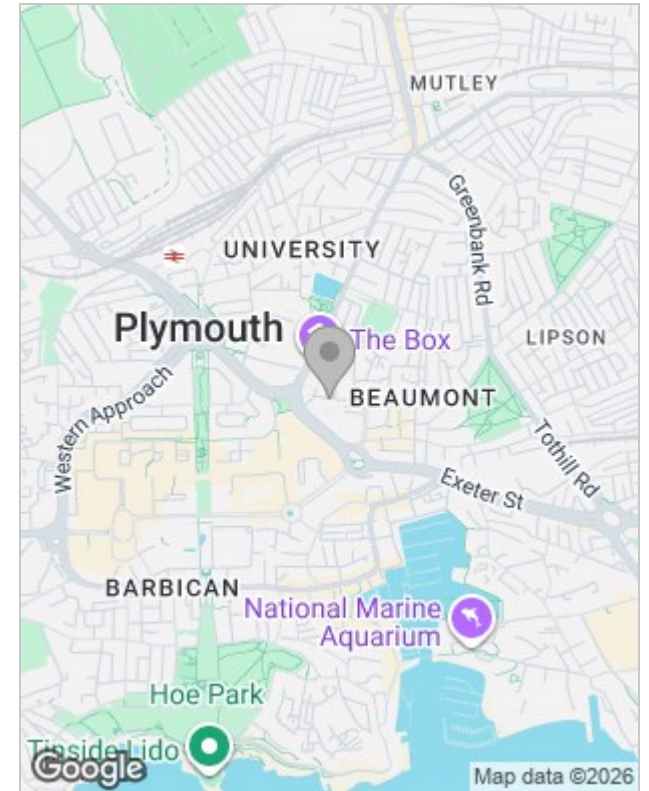




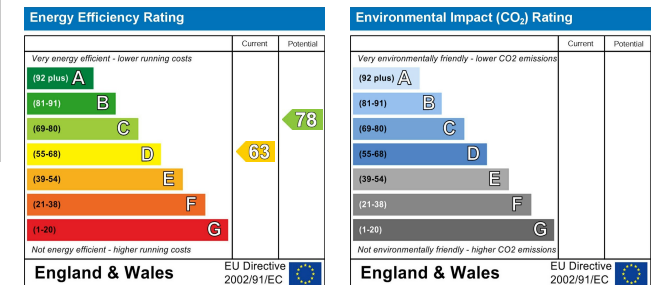
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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