



SELL • LET • MANAGE

Wyndham Street West, Plymouth, PL1 5ET  
£120,000 Leasehold

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£120,000

# Wyndham Street West

Plymouth, PL1 5ET

- Lower Ground Floor Apartment
- City Centre Location
- Tastefully Decorated
- Walled Courtyard Garden
- Ideal First Time Buy/ BTL
- One Double Bedroom
- Spacious Accommodation
- Private Front & Rear Entrance
- Residents Parking
- Council Tax Band A

'Welcome to Hollywood!' DC Lane are delighted to present this charming one bedroom apartment nestled between the beautiful cathedral and St Peter's church within the North Stonehouse conservation area in the heart of the city. Just a short walk to the bustling city centre, Plymouth's historic Hoe and waterfront this prime location is ideal for those wanting a convenient urban lifestyle.

Hollywood Terrace is situated on a pedestrian walkway and the apartment positioned on the lower ground floor is accessed via it's own steps, private entrance gate and door. Once you step inside you are engulfed with the sense of tranquillity and cosiness as the decorative style and presentation of this apartment has created a calming ambience. The spacious double bedroom is full of natural light and by contrast the generous reception room has been colour drenched with the walls and ceiling the same colour creating the most wonderful space to relax in with a door opening into the courtyard. Leading from the reception room into the kitchen there is a further door to the garden and space for a statement fridge freezer. The well appointed bathroom with shower over the bath and useful storage cupboard in the rear lobby completes the accommodation of this superb apartment.

The small courtyard garden is a hidden gem, providing a tranquil space to enjoy a morning coffee or unwind in the evening and this leads through a gate to a communal courtyard opening to the rear with a residents communal off road parking area.

The property is tastefully presented, offering a blend of modern comfort and traditional charm. With new double glazed windows and doors with a 10 year guarantee, no onward chain and the option to purchase a share of the freehold we believe this would make an ideal first time buy or Buy to let investment due to the fantastic location - a viewing is highly recommended to experience city living at it's finest.



## Lower Ground Floor

Lounge/Diner	12'4" x 18'4" (3.76 x 5.61)
Kitchen	11'9" x 8'7" (3.59 x 2.63)
Bedroom	12'0" x 14'6" (3.68 x 4.44)
Bathroom	4'8" x 6'5" (1.44 x 1.96)





## Directions

Head along Mutley Plain and turn left onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi i At Pennycomequick Roundabout, take the 1st exit onto Pennycomequick Hill/A386 Continue to follow A386 0.2 mi At N Cross Roundabout, take the 4th exit onto Saltash Rd/A386 0.2 mi Slight left onto North Rd W 0.4 mi Turn left onto Cecil St 469 ft Turn right onto Wyndham St E 0.1 mi and straight to Hollywood Terrace the property can be found on the left.

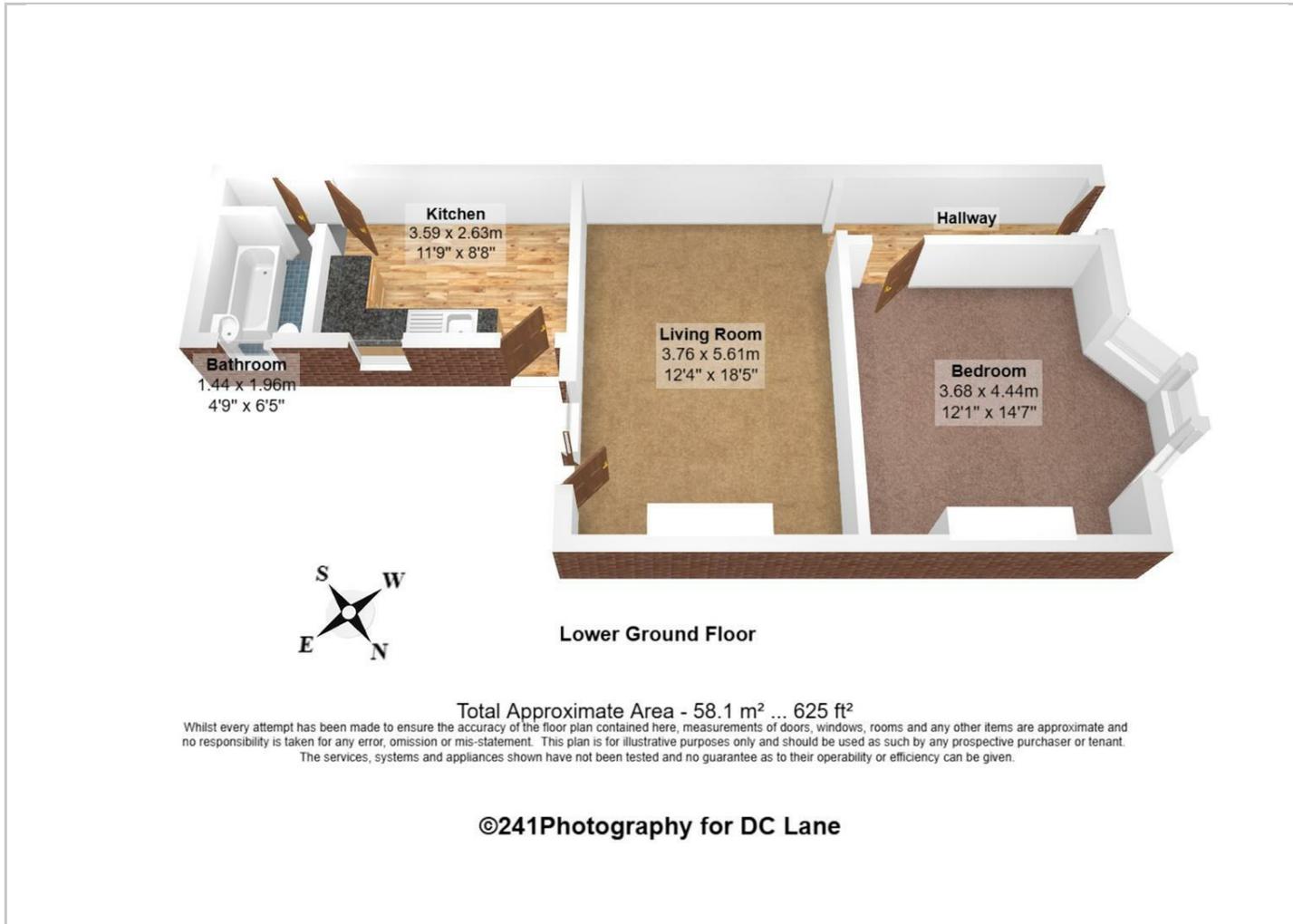
**Council Tax Band: A**

## Scan for Material Information

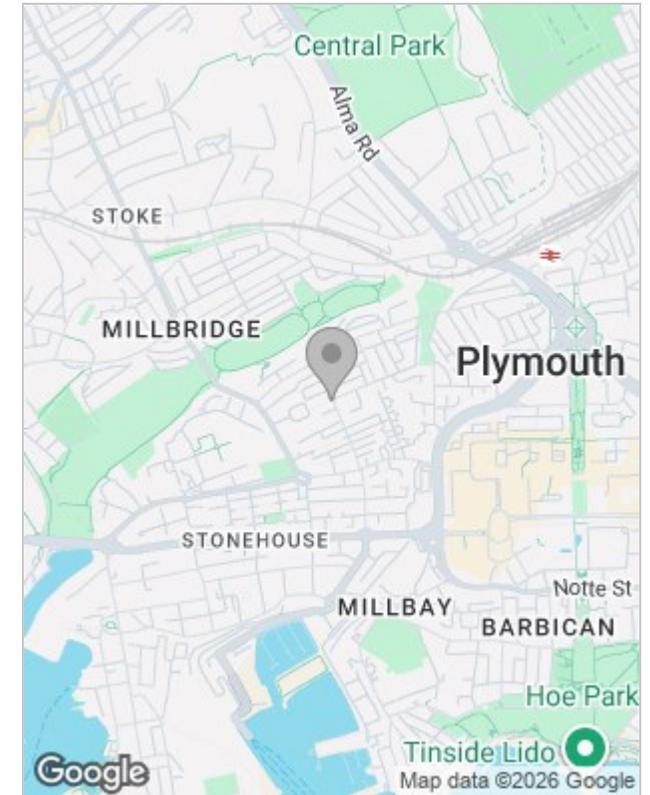




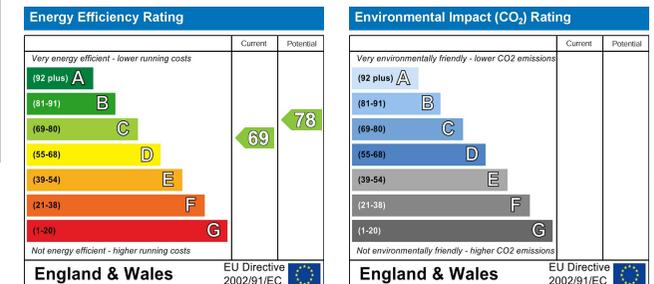
## Floor Plans



## 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.

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