



**DC**  
LANE

SELL • LET • MANAGE

Lockyer Street, Plymouth, PL1 2QG  
£190,000 Leasehold

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£190,000

# Lockyer Street

## Plymouth, PL1 2QG

- Purpose Built Block
- The Hoe Location
- Secure Entrance & Level Access
- Communal Garden
- No Onward Chain
- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Accommodation
- Secure Gated Parking
- Council Tax Band C

DC Lane are delighted to present this purpose-built ground floor apartment, ideally located just a short stroll from the historic Plymouth Hoe and the vibrant Barbican, renowned for its eclectic mix of restaurants, cafés, bars, and boutique shops. The property also benefits from close proximity to the city centre and Plymouth's celebrated maritime attractions.

Accessed via a secure entry system, the apartment with level access is situated within a well maintained purpose built building. Upon entering, a vestibule and hallway lead to a generously proportioned lounge/diner, offering ample space for substantial furniture. The separate kitchen, with plentiful cabinet storage, enjoys views over the communal rear garden. Two double bedrooms are serviced by a bathroom featuring a shower over the bath.

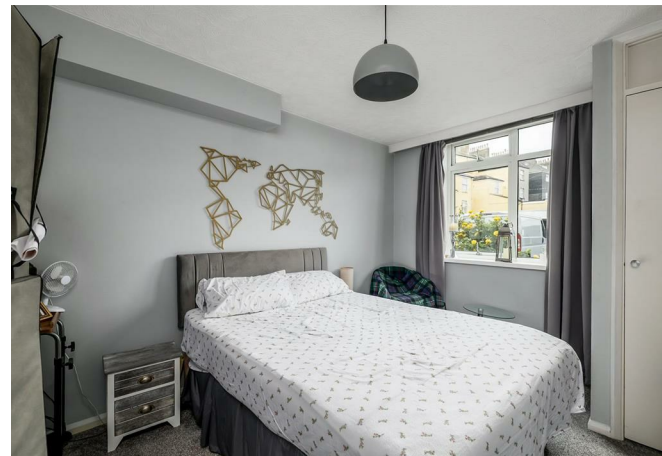
Externally, the apartment benefits from an allocated parking space, communal gardens and a secure gated vehicle entrance.

Offered with no onward chain and presenting an excellent opportunity for upgrading and modernisation, this well located property offers both convenience and potential, making it an appealing proposition for a variety of buyers.



### Ground Floor

Lounge/Diner	12'1" x 23'6" (3.70 x 7.18)
Kitchen	7'0" x 10'0" (2.15 x 3.06)
Bedroom One	9'8" x 14'11" (2.95 x 4.56)
Bedroom Two	9'8" x 12'11" (2.95 x 3.96)
Bathroom	4'6" x 10'0" (1.39 x 3.06)





## Directions

Head north on Mutley Plain Turn right onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 m At Pennycomequick Roundabout, take the 1st exit onto Pennycomequick Hill/A38 Continue to follow A3 0.2 At N Cross Roundabout, take the 3rd exit onto Western Approach/A374 0.6 mi Continue straight onto B3240 0.3 mi Turn right onto Lockyer St and Hoe Court is on the right.

**Council Tax Band: C**

## Scan for Material Information

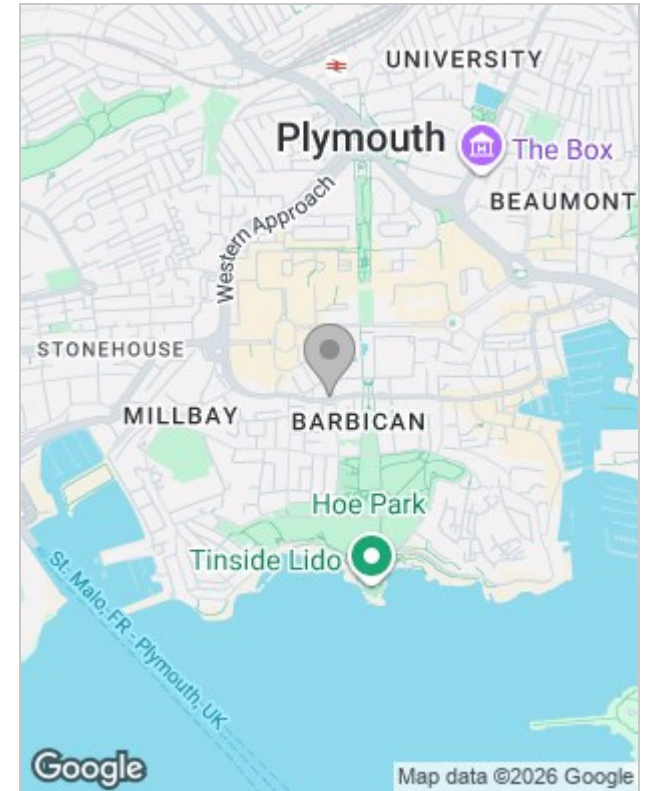




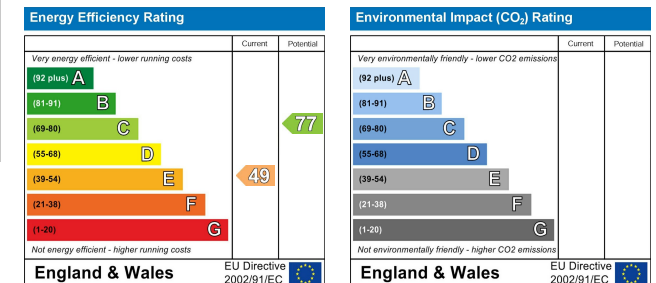
## Floor Plans



## 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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