



DC
LANE

SELL • LET • MANAGE

Citadel Road, Plymouth, PL1 3BD

£190,000 Leasehold

 2  1  1  D



£190,000

Citadel Road

Plymouth, PL1 3BD

- Ground Floor Apartment
- Plymouth Hoe Location
- Extended Lease & Share Freehold
- Private Rear Door Access
- Ideal FTB/Buy To Let
- Two Bedrooms
- Spacious Accommodation
- Four Piece Bathroom
- No Onward Chain
- Council Tax Band A

DC Lane are pleased to offer this ground floor apartment, perfectly positioned just a short walk from the historic Plymouth Hoe and the vibrant Barbican, famed for its diverse selection of restaurants, cafés, bars and independent boutiques. The property also enjoys easy access to the city centre and Plymouth's renowned maritime attractions.

Accessed via a secure entry system, the apartment is situated on the ground floor. An entrance hallway leads through to a generously sized lounge/diner providing ample space for sizeable furnishings. The separate kitchen is fitted with a range of units and benefits from a breakfast bar. There are two bedrooms, one double and one small double which could be utilised as a bedroom or home office and served by a four piece bathroom comprising a bath and separate shower cubicle and a utility cupboard. A private rear door provides access to the communal courtyard providing rear access to the property.

Offered to the market with no onward chain, this ideally located property combines convenience with lifestyle appeal, making it an attractive opportunity for prospective buyers.

The freeholder of the property shall grant new leases to the existing leaseholders, such that each leaseholder will ultimately acquire a 25% share of the freehold. This arrangement is intended to ensure that the ongoing management of the building is conducted collectively and effectively by all leaseholders



Ground Floor

Lounge/Diner	14'3" x 11'10" (4.36 x 3.62)
Kitchen	9'7" x 8'4" (2.94 x 2.55)
Bedroom One	12'3" x 11'5" (3.75 x 3.48)
Bedroom Two	9'7" x 7'4" (2.94 x 2.24)
Bathroom	6'6", 265'8" x 7'1" (2,81 x 2.18)





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 Atheneum St and right onto Citadel Road, the property can be found on the left.

Council Tax Band: A

Scan for Material Information





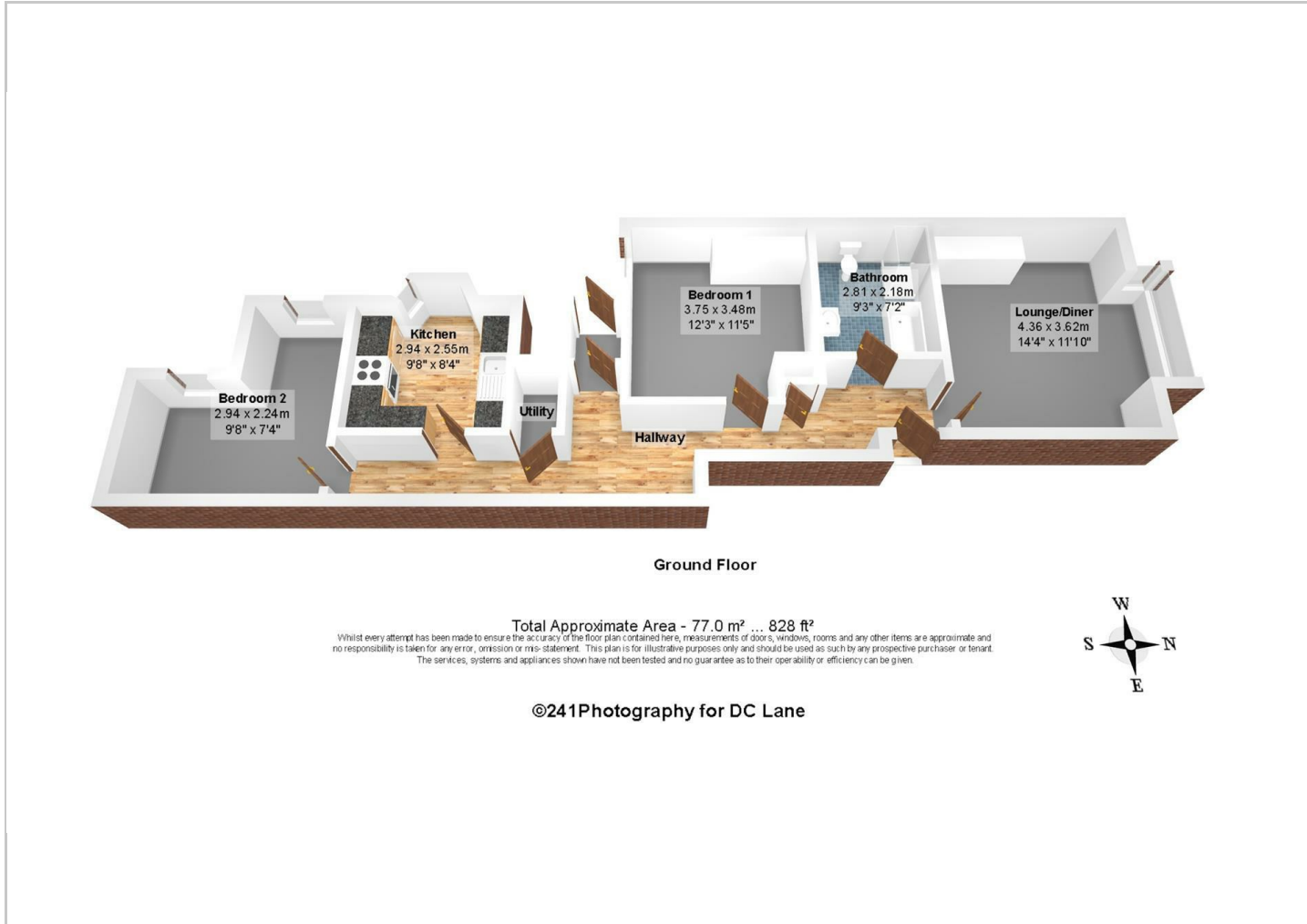
Blue street sign with text in a non-Latin script, likely Georgian or Armenian.

White circular sign with a red border and a red diagonal line, indicating a no-parking or no-stopping zone.

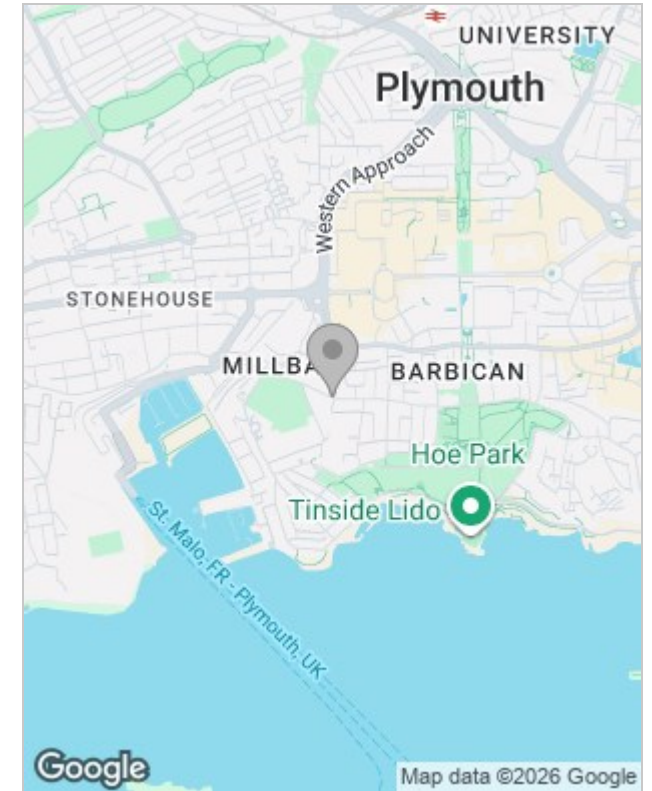
Belmond Hotel

Sign with text in a non-Latin script, likely Georgian or Armenian, located near a palm tree.

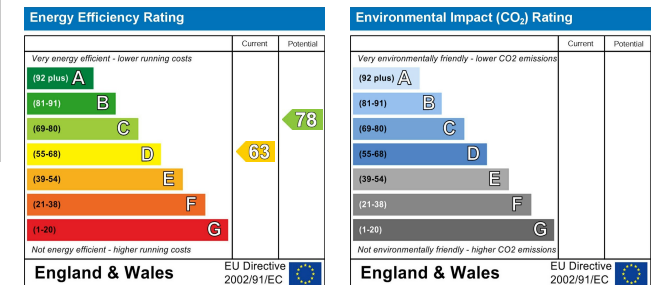
Floor Plans



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