DC LANE

SELL • LET • MANAGE

Adelaide Street, Plymouth, PL1 3JG

£105,000 Leasehold

1 1 1 D

Adelaide Street

Plymouth, PL1 3JG

£105,000

- Spacious One bedroom Ground Floor Apartment
- Investment Opportunity
- Separate kitchen
- One Double Bedroom
- Vacant Possession and No Onward Chain
- Period Property
- Private Courtyard
- Short Walk to the City Centre
- Off-Road Parking to the Rear of the Building
- Council Tax Band A

DC Lane are pleased to present this spacious one bedroom ground floor apartment, ideally positioned within the highly regarded Adelaide Conservation Area in Stonehouse. Located along this attractive and well-established street, the property is just a short walk from the city centre, Plymouth's historic Hoe and vibrant waterfront, making it perfectly suited to those seeking convenient urban living.

Situated on the ground floor of a period building, the apartment offers well-proportioned accommodation with generous room sizes and good natural light throughout. The lounge provides ample space for both relaxing and dining, while the separate kitchen is positioned to the rear with access to a small private courtyard - a pleasant outdoor space with room for seating and potted plants.

The double bedroom is comfortably sized, with the additional convenience of having floor to ceilings built in wardrobes. Next to the kitchen, the shower room is fitted with a walk-in shower, wash hand basin and WC, offering practical and functional facilities. The property has been successfully rented for many years and presents an excellent opportunity for a new owner to modernise and personalise to their own taste.

Externally, there is the significant advantage of off-road parking to the rear of the building, a rare and highly desirable feature in this central location, along with the ease of ground floor access.

With the current tenant due to vacate shortly, the property will be offered with vacant possession and no onward chain, ensuring a straightforward purchase.

Offering generous proportions, outdoor space and parking within such a prime setting, we believe this would make an ideal first-time buy or investment opportunity. A viewing is highly recommended to appreciate the potential on offer.

Ground Floor	
Lounge	13'1" x 16'3" (4.01 x 4.96)
Bedroom	13'2" x 13'2" (4.02 x 4.03)
Kitchen/Diner	10'7" x 11'4" (3.23 x 3.47)
Shower Room	7'3" x 7'11" (2.23 x 2.42)

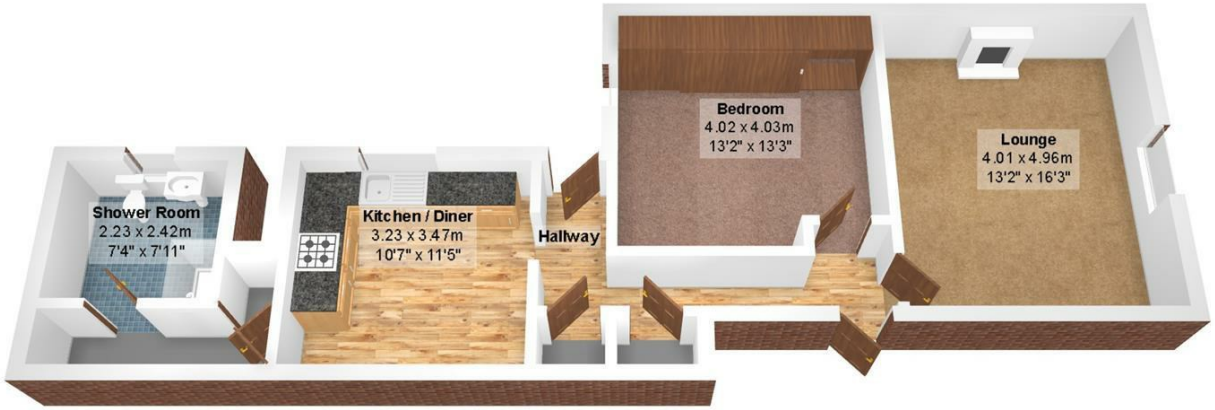
Directions

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 Head west on North Rd W Turn left onto Stoke Rd 0.2 mi At the roundabout, take the 3rd exit onto Clarence Pl 0.1 mi Turn left onto Adelaide Street.

Council Tax Band: A

Scan for Material Information

Floor Plans



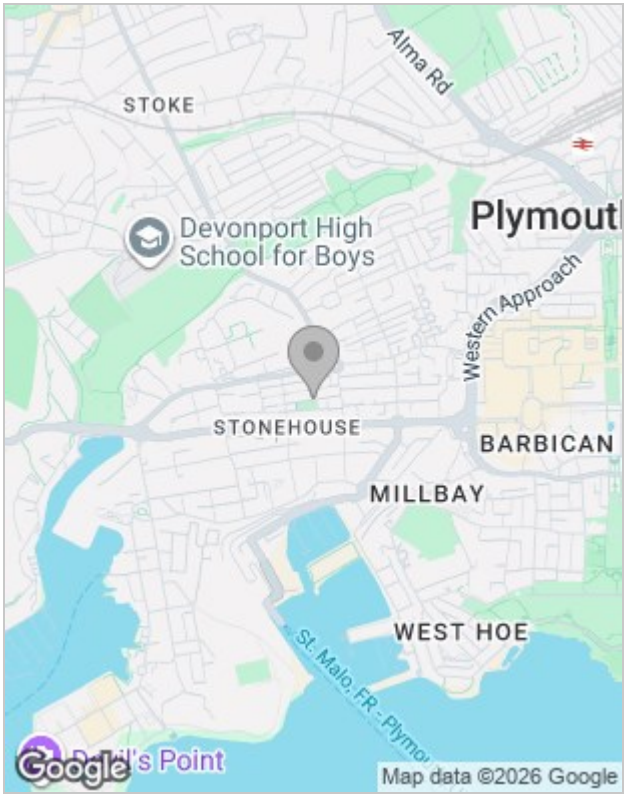
Ground Floor

Total Approximate Area - 66.7 m² ... 718 ft²

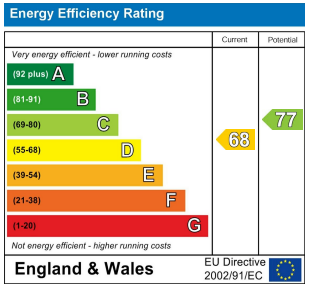
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis- statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

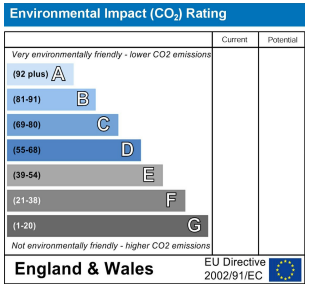
©241Photography for DC Lane

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