



DC
LANE

SELL • LET • MANAGE

Citadel Road, Plymouth, PL1 3BD
£210,000 Leasehold

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Citadel Road

Plymouth, PL1 3BD

- First Floor Apartment
- Plymouth Hoe Location
- Well Presented
- South Facing Outlook
- Ideal FTB/Buy To let
- Two Double Bedrooms
- Spacious Accommodation
- Extended Lease & Share Freehold
- No Onward Chain
- Council Tax Band A

DC Lane are delighted to bring to the market this well presented first floor apartment, enviably located within easy walking distance of the iconic Plymouth Hoe and the ever popular Barbican, celebrated for its array of waterfront restaurants, cafés, bars and independent shops. The city centre and Plymouth’s rich maritime attractions are also conveniently close by.

The property is accessed via a secure communal entrance, with stairs rising to the first floor. Inside, a the hallway opens into an impressively spacious lounge/dining room, enjoying a sunny south facing aspect that fills the room with natural light and provides excellent space for statement furniture. The contemporary kitchen is thoughtfully designed with a range of modern units and incorporates a breakfast bar.

There are two comfortable double bedrooms, complemented by a stylish bathroom fitted with a bath and shower over. A separate utility room adds practicality, while stairs from the communal hallway lead down to a shared rear courtyard.

Available with no onward chain, this superbly positioned apartment presents an excellent opportunity for buyers seeking a well located home close to the heart of the city.

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

£210,000



First Floor	
Lounge/Diner	10'5" x 27'4" (3.20 x 8.35)
Bedroom	13'8" x 15'0" (4.19 x 4.58)
Bedroom	9'4" x 16'8" (2.87 x 5.10)
Bathroom	5'1" x 8'3" (1.55 x 2.54)
Kitchen	8'3" x 8'8" (2.54 x 2.66)
Utility Room	





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.

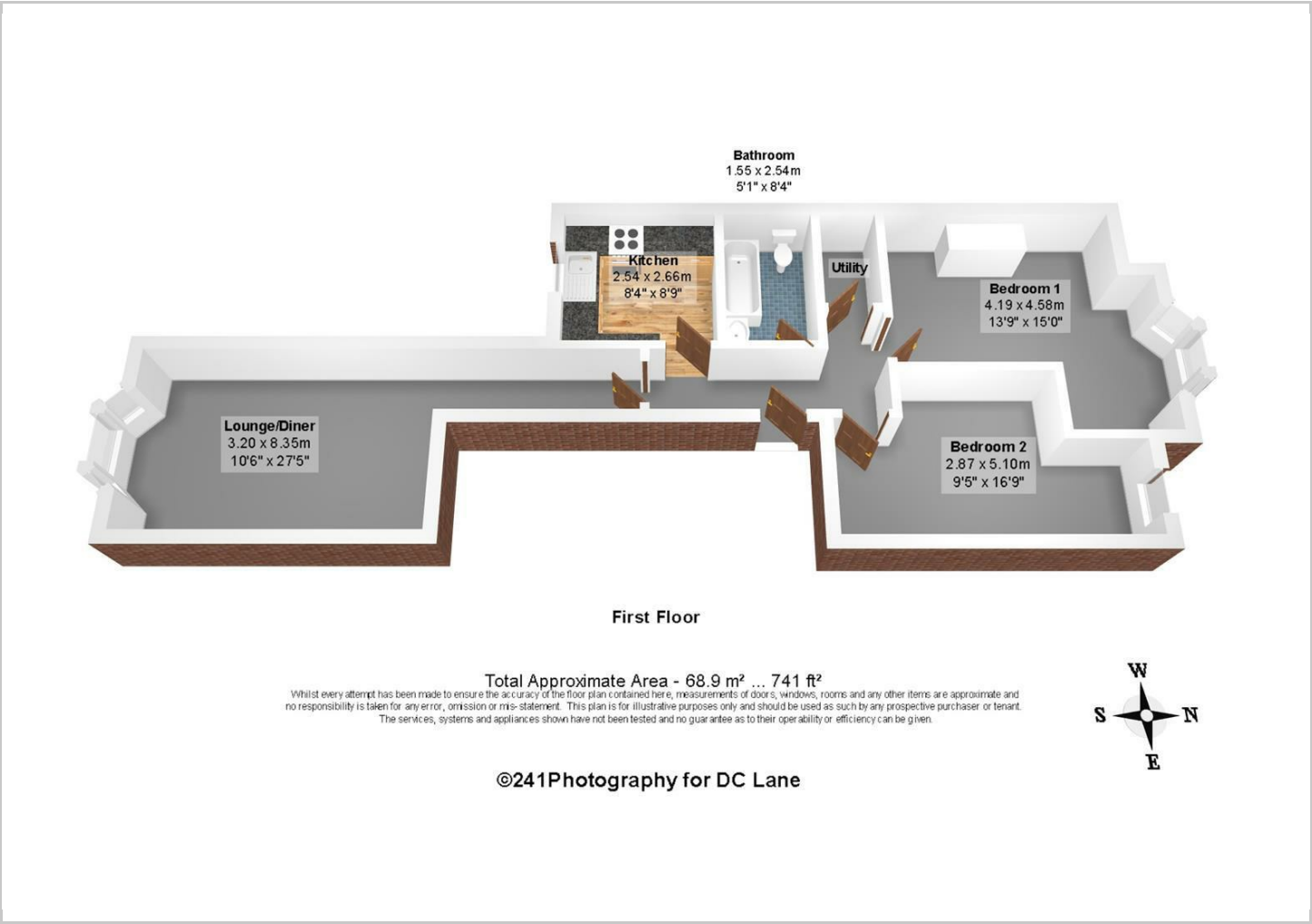
Council Tax Band: A

Scan for Material Information





Floor Plans



Viewing

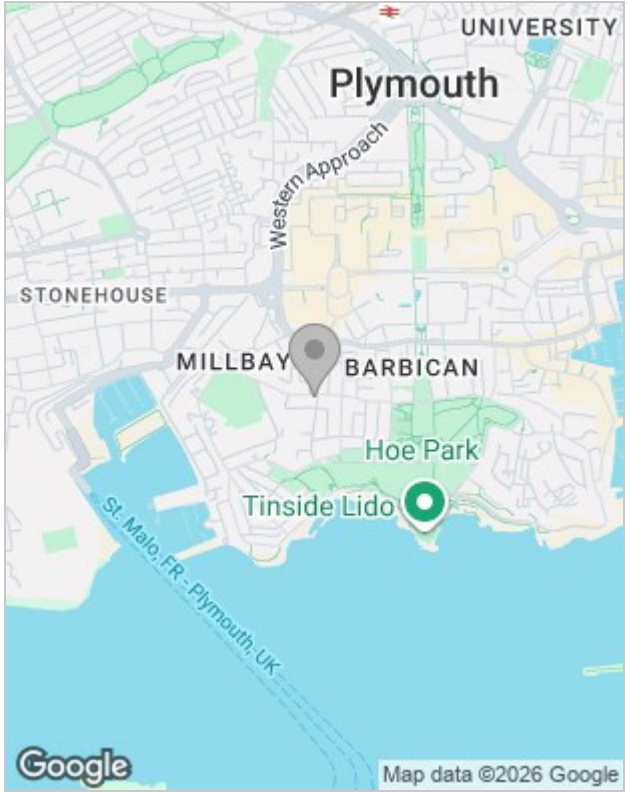
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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Location Map



Energy Performance Graph

