

DC LANE

SELL • LET • MANAGE

15 Marlborough Road,, Plymouth, PL4 8LP

£129,950 Leasehold

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15 Marlborough Road,

Plymouth, PL4 8LP

£129,950



- Delightful Garden Studio Apartment
- City Centre Location
- Contemporary Kitchen
- Utility Room
- No Onward Chain
- Private Entrance
- Generous Open Plan Living
- Underfloor Heating
- Private Enclosed Garden
- Council Tax Band A

DC Lane are delighted to present this charming garden studio apartment, enjoying a standout central position directly opposite the University and within easy strolling distance of the city centre. Privately tucked away behind a high wall, the property offers a rare sense of seclusion and tranquillity in such a vibrant and convenient location.

A gate opens into a private garden, a wonderful sunlit space to enjoy a morning coffee or unwind with a glass of wine in the evening. With its own private entrance, the apartment welcomes you into a beautifully presented open plan living space thoughtfully curated with a strong emphasis on light and versatility. Large openings allow natural light to pour in, creating an airy and uplifting atmosphere throughout.

With underfloor heating the layout can be easily zoned to create a defined bedroom area, complemented by a walk in storage cupboard and a comfortable sitting space ideal for a sofa and television. The contemporary kitchen is well appointed with integrated appliances and offers space for a dining table and chairs, perfect for both everyday living and entertaining. A sleek modern shower room enhances the stylish interior, while a separate utility room provides practical convenience and houses the boiler.

Offering privacy, character and exceptional natural light, this quality studio apartment occupies a truly prime position. The location alone makes it an outstanding first time purchase or a highly desirable Airbnb investment, with Plymouth's landmarks, amenities and transport links all within easy walking distance.

The property is offered with a newly created lease, no onward chain and a share of the freehold.

A viewing is highly recommended.

Ground Floor	
Open Plan Living	18'11" x 13'6" (5.79 x 4.14)
Kitchen	7'10" x 13'6" (2.39 x 4.14)
Shower Room	6'7" x 7'8" (2.02 x 2.34)
Utility Room	6'7" x 5'4" (2.02 x 1.64)







Directions

From our office head South on Mutley Plain and continue down North Hill, the property can be found on the left.

Scan for Material Information

Council Tax Band:





Floor Plans



Ground Floor

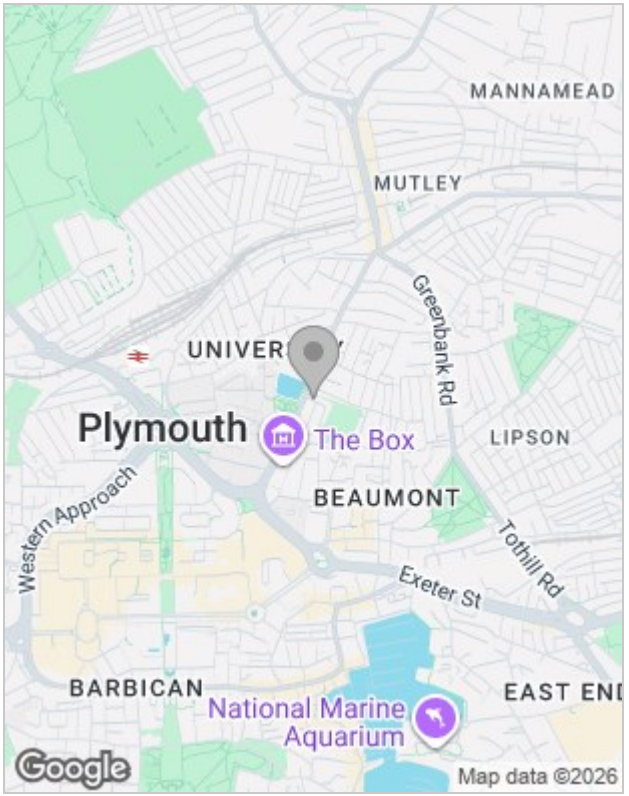
Total Approximate Area - 43.6 m² ... 469 ft²

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.

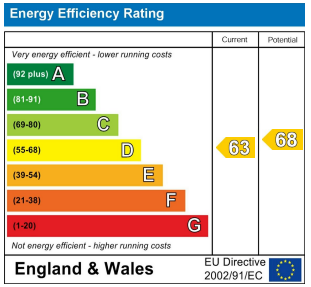


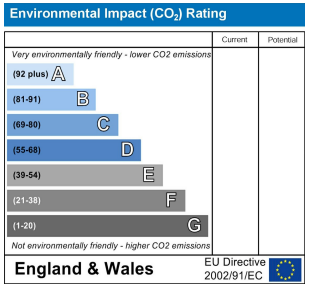
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Location Map



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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