DC LANE

SELL • LET • MANAGE

White Friars Lane, Plymouth, PL4 9RA

£180,000 Leasehold

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# White Friars Lane

## Plymouth, PL4 9RA

£180,000

- First Floor Apartment
- Central Location
- Gas Fired Central Heating
- Private Driveway
- No Onward Chain
- Two Bedrooms
- Front Balcony
- Integral Garage
- Private Rear Garden
- Council Tax Band B

DC Lane are delighted to present this well proportioned apartment, set within a modern development in a quiet cul-de-sac just a short walk from Plymouth City Centre and the waterfront, with a wide range of local amenities conveniently close at hand.

Accessed via a well maintained communal hallway, the property occupies an elevated first floor position. Although some updating would enhance the interior, the apartment enjoys an abundance of natural light and offers generous accommodation throughout.

The layout comprises a spacious lounge/diner with sliding doors opening onto a front facing private balcony. The principal bedroom features built in wardrobes and sliding doors leading directly to a private, low maintenance fenced garden. A further bedroom, also with built in wardrobes, offers flexibility and could alternatively serve as a dining room or home office. The accommodation is completed by a fitted kitchen with ample cabinetry and a bathroom with a shower over the bath.

Additional benefits include an integral private garage with an up-and-over door, an off road parking space and the significant advantage of being offered to the market with no onward chain.

This apartment represents an excellent opportunity for first time buyers, downsizers or investors seeking a well located property with scope to add value. An early viewing is highly recommended.

| | |
|---|---|
| First Floor | |
| Lounge/Diner | 10'11" x 14'7" (3.33 x 4.46) |
| Kitchen | 7'10" x 9'3" (2.40 x 2.83) |
| Bedroom | 10'11" x 10'10" (3.33 x 3.32) |
| Bedroom | 6'2" x 12'3" (1.90 x 3.74) |
| Bathroom | 5'1" x 7'8" (1.56 x 2.35) |
| External | |
| Garage | 9'5" x 18'2" (2.88 x 5.54) |

## Directions

From the DC Lane office Head south on Mutley Plain Continue onto Greenbank Rd/B3238 Continue to follow B3238 0.8 Turn right onto Beaumont Rd 0.9 Turn left onto White Friars Lane and the property can be found on the left.

## Scan for Material Information

## Council Tax Band: B

SCREWFIX
PRIVATE

## Floor Plans

Total Approximate Area - 67.3 m² ... 724 ft² (excluding balcony)

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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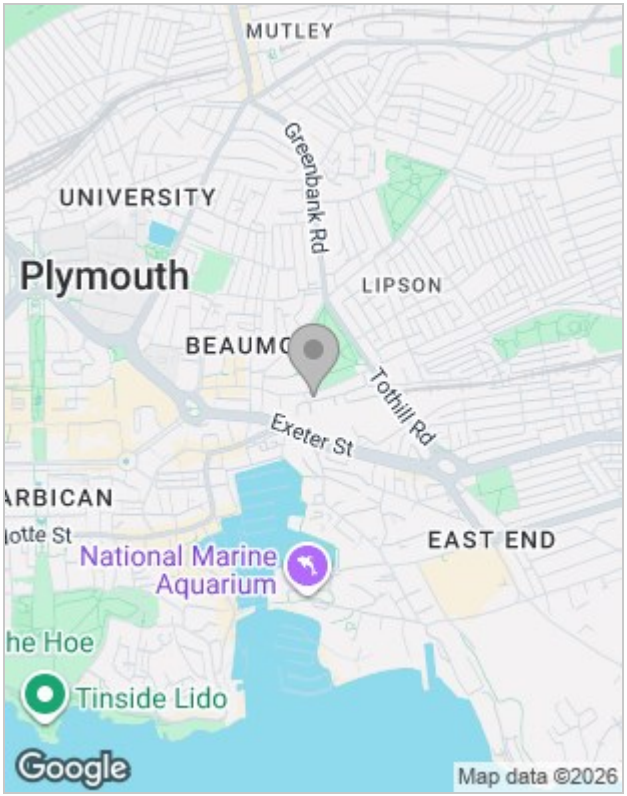
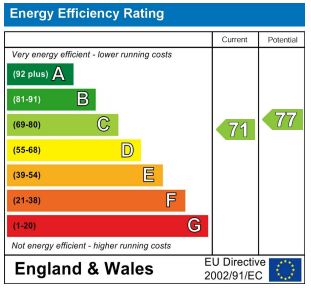
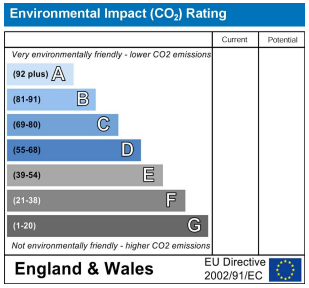
## Location Map




## 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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