



SELL • LET • MANAGE

Ladysmith Road, Plymouth, PL4 7NN  
£87,500 Leasehold - Share of Freehold

1 bed icon 1 bath icon 1 living icon 3 bars icon D



£87,500

# Ladysmith Road

Plymouth, PL4 7NN

- Ground Floor Flat
- Lipson Location
- Share Of Freehold
- Buy To Let Investment
- No Onward Chain
- One Double Bedroom
- Open Plan Living
- Ideal First Time Buy
- Gas Central Heating
- Council Tax Band A

DC Lane are delighted to present this one double bedroom ground floor apartment, ideally positioned in a central location just a short walk from parkland, local amenities and Plymouth University.

Set within a well maintained building, the property offers light filled and thoughtfully arranged accommodation. The spacious open plan living room and kitchen provides a versatile living space. A modern shower room, generous hallway with ample storage and a double bedroom with door access to the small communal courtyard complete the internal layout.

This apartment has been successfully let for many years, making it an excellent investment opportunity, while also appealing to first time buyers seeking a convenient and low maintenance home. Further benefits include no onward chain and a share of the freehold, enhancing both value and long term appeal.

Early viewing is highly recommended to fully appreciate the location, presentation and potential this property has to offer.



## Ground Floor

Kitchen/Living Room	12'5" x 14'0" (3.80 x 4.28)
Master Bedroom	12'5" x 8'6" (3.80 x 2.61)
Shower Room	6'7" x 4'11" (2.02 x 1.50)





## Directions

From the DC Lane branch head south on Mutley Plain for 0.3 mi and turn left onto Longfield Place. After 500ft turn right onto Kensington Road for 0.2 mi and then turn left onto Lipson Road. After 150ft turn right onto Ladysmith Road and the property can be found approximately 500ft on the right hand side.

**Council Tax Band: A**

## Scan for Material Information





## Floor Plans



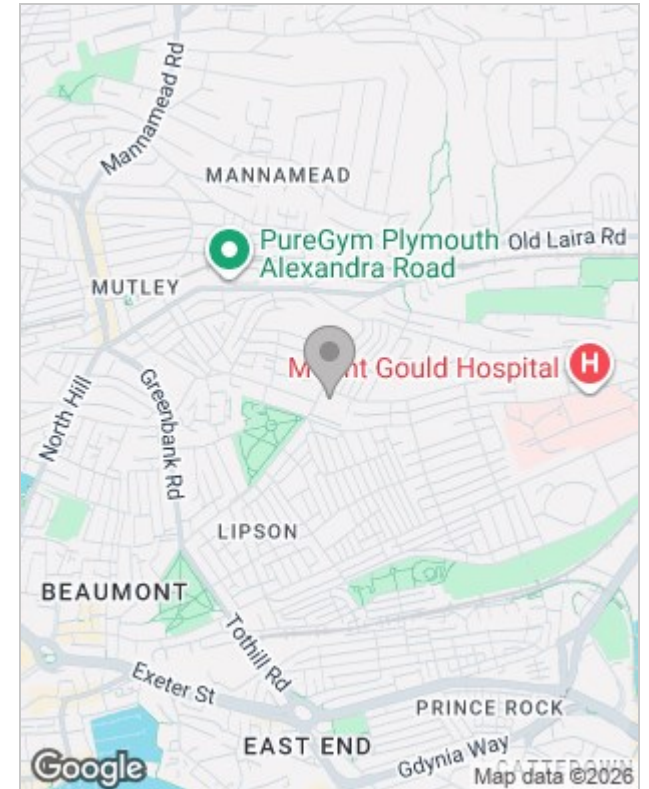
## Viewing

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.

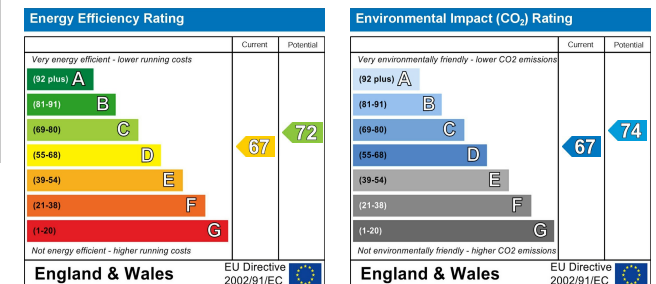
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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.

## Location Map



## Energy Performance Graph



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk