DC LANE

SELL • LET • MANAGE

Caroline Place, Plymouth, PL1 3PS

£175,000 Leasehold

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Caroline Place

Plymouth, PL1 3PS

£175,000

- Duplex Apartment
- Millbay Coastal Quarter
- Architectural Windows
- Communal Garden
- No Onward Chain
- Two/Three Double Bedrooms
- Arranged Over Two Storeys
- Period Features
- New 999 Year Lease
- Council Tax Band A

DC Lane are delighted to present this delightful duplex apartment close to the waterfront within Millbay, Plymouth's coastal Quarter, offering residents the opportunity to enjoy city living and waterside life with a short walk to the bustling city centre and close to King Point Marina, Plymouth's historic Hoe and the ever popular Royal William Yard with it's diverse range of restaurants, cafes and bars.

Set within an impressive Grade II listed building, this exceptional apartment is arranged over two floors and enjoys elevated views across Plymouth Sound and King Point Marina, that become increasingly spectacular as you ascend through the home. The first floor offers beautifully proportioned accommodation, centred around a principal reception room featuring striking arched architectural windows and a charming period fireplace, creating an elegant yet welcoming space. The kitchen has an abundance of cabinetry and room for a small table, perfectly positioned to sit and enjoy the ever changing coastal vista. A second reception room provides flexibility, ideal as a formal dining room with views over the garden or as a potential third bedroom. This floor is completed by a bathroom with a shower over the bath.

On the second floor are two generous double bedrooms, each benefitting from far reaching city and maritime views that truly showcase the apartment's enviable setting. A further bathroom serves this level, completing the accommodation.

Outside residents enjoy access to a charming communal garden arranged into various zoned areas.

With its historic character, versatile layout and outstanding views, this apartment would make an ideal main residence, coastal retreat or a highly attractive short term let or Airbnb opportunity. Offered with a newly created 999 year lease and no onward chain a viewing is most definitely recommended.

First Floor	
Lounge	16'11" x 14'0" (5.16 x 4.27)
Reception Room/Bedroom Three	12'7" x 13'8" (3.84 x 4.19)
Kitchen	8'6" x 9'10" (2.61 x 3.01)
Bathroom	5'0" x 9'6" (1.53 x 2.90)
Second Floor	
Bedroom One	18'1" x 10'10" (5.52 x 3.32)
Bedroom Two	18'1" x 11'0" (5.52 x 3.37)
Bathroom	7'4" x 10'10" (2.25 x 3.32)

Directions

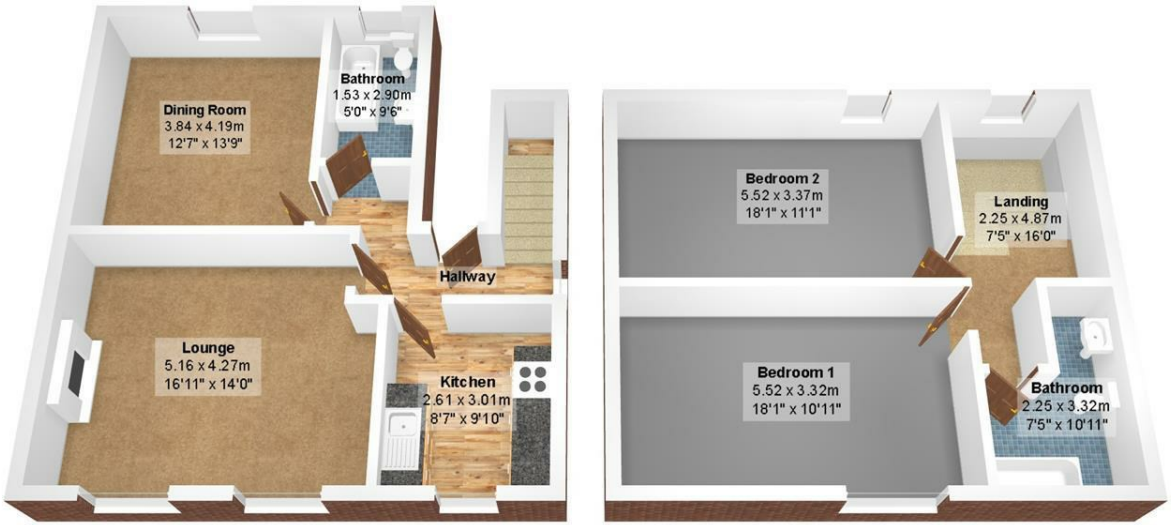
Head South along Mutley Plain following B3250 for 0.3 mi to N Rd East Turn right onto N Rd E and continue for 0.4 mi to roundabout. Take 2nd exit and continue on Western Approach/A374 to Millbay Rd/B3240 for 0.7 mi. Continue on Millbay Rd and Caroline Place can be found on the right.

Scan for Material Information

Council Tax Band: A

FRIGO 7

Floor Plans



First Floor

Second Floor

Total Approximate Area - 114.5 m² ... 1232 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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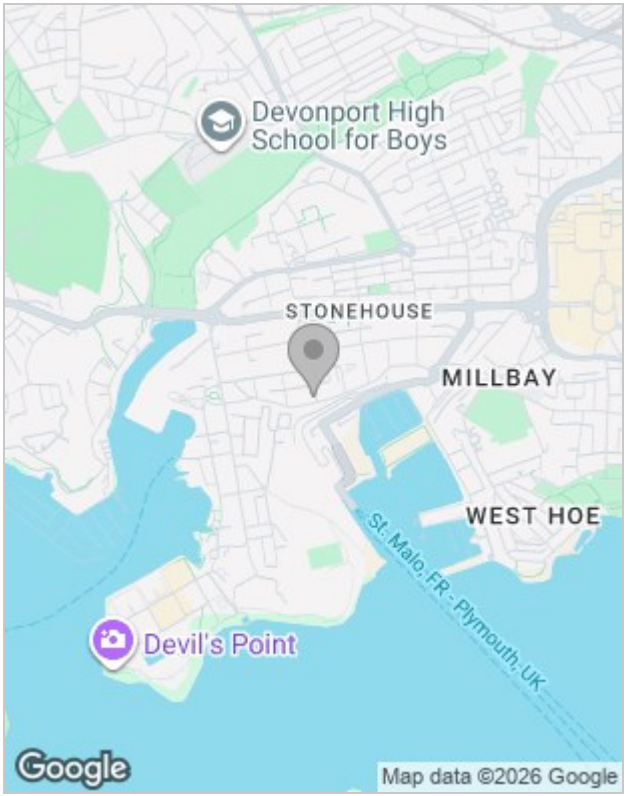
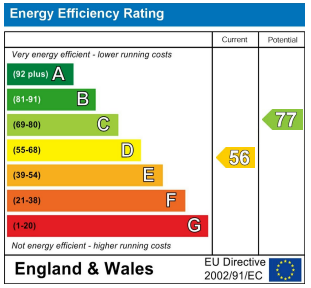
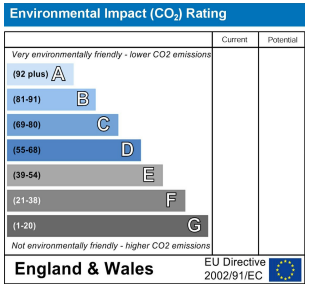
Location Map



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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