

DC LANE

SELL • LET • MANAGE

Duke Street, Plymouth, PL1 4GB

£140,000 Leasehold

2 1 1 B



Duke Street

Plymouth, PL1 4GB

£140,000



- Purpose Built Apartment
- Two Bedrooms
- Open Plan Living
- Lift Within Building
- No Onward Chain
- Positioned on Third Floor
- Two Balconies
- Elevated Views Over Local Area
- Secure Parking
- Council Tax Band B

DC Lane are delighted to offer this well presented two bedroom apartment, perfectly positioned within the heart of the Devonport regeneration area.

Set within a distinctive and architecturally curved building, this bright and spacious apartment cleverly follows the shape of the building, creating a wonderfully individual home with an excellent sense of space and light.

At the heart of the property is a contemporary open plan living and dining space, complemented by a modern fitted kitchen with a door opening directly onto a private balcony, creating an effortless connection between inside and out. With elevated views across the surrounding area and room for a table and chairs, it is an inviting spot to watch the world go by.

The principal bedroom is equally appealing, featuring sliding doors opening onto a balcony enjoying the same elevated outlook. The second bedroom benefits from built in wardrobes and would make an ideal dressing room or home office. A stylish shower room features a generous shower cubicle, while a useful utility cupboard provides valuable additional storage.

Positioned on the third floor the apartment benefits from secure communal entry to the building with both lift and stair access and a secure garage with allocated parking.

The location is ideal for enjoying everything Devonport has to offer, with the waterfront, local amenities and excellent transport links all within easy walking distance.

Offered for sale with a low service charge and no onward chain, this is a distinctive and contemporary apartment in an evolving waterfront location. A viewing is highly recommended.





Third Floor	
Living Room	15'6" x 9'0" (4.74 x 2.75)
Dining Area	7'2" x 6'6" (2.19 x 1.99)
Kitchen	12'7" x 6'6" (3.86 x 1.99)
Balcony	4'6" x 9'2" (1.39 x 2.81)
Bedroom One	11'6" x 14'0" (3.52 x 4.29)
Balcony	7'3" x 2'11" (2.23 x 0.89)
Bedroom Two	6'3" x 10'4" (1.92 x 3.17)
Shower Room	5'5" x 6'7" (1.67 x 2.02)
Utility	4'2" x 4'3" (1.29 x 1.30)
Hallway	5'5" x 6'7" (1.67 x 2.02)



Directions

From the DC Lane office, head South on Mutley Plain, turning Right onto Ford Park Road. Follow the road to the end and take the 2nd exit onto Stuart Road. Follow and take the 1st exit onto Wilton Street. Continue to the end of the road, through the traffic lights and continue along Paradise Road for 0.4 mi and continue straight onto Fore Street for 0.3 mi. Turn left onto Mildren Way towards St Aubyn St 0.1 Turn left onto Duke St and the property can be found on the right

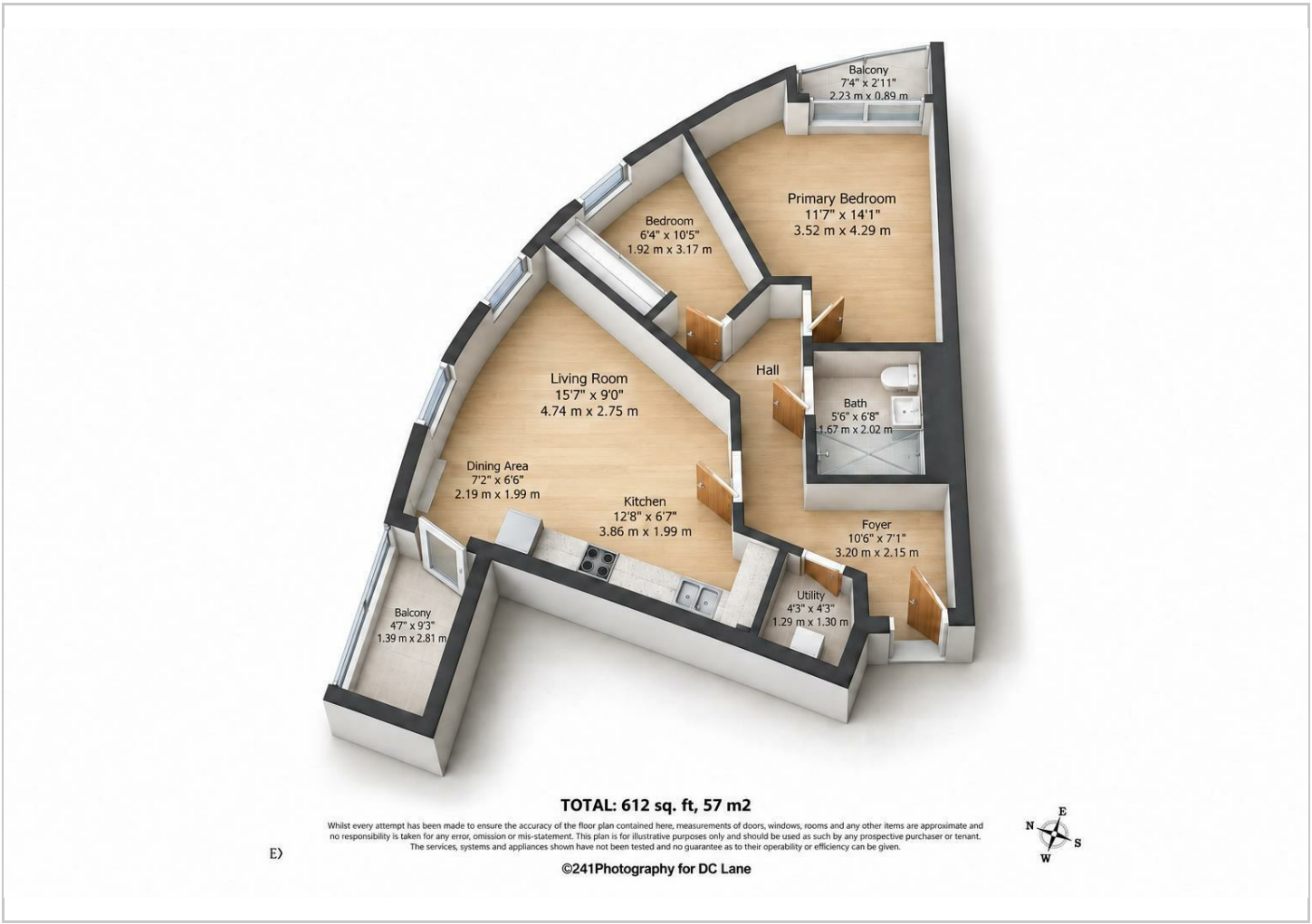
Council Tax Band: B

Scan for Material Information

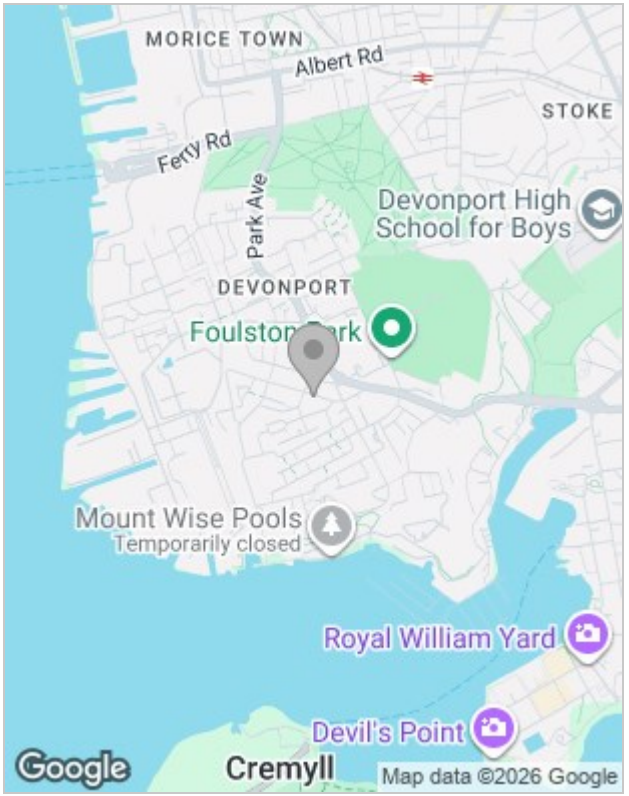




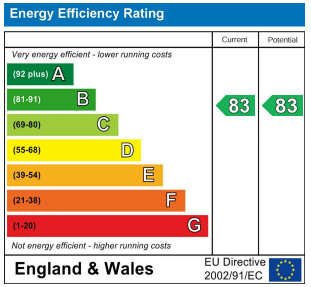
Floor Plans

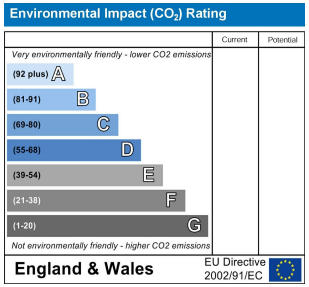


Location Map



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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