




**DC**  
LANE  
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5 Sylvan Court, Plymouth, PL1 5PP  
£150,000

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£150,000

# 5 Sylvan Court

Plymouth, PL1 5PP

- Second Floor Modern Apartment
- Master En- Suite Shower Room
- Freshly Decorated & New Carpets
- Elevated Views Surrounding Area
- No Chain
- Two Double Bedrooms
- Secure Entry Phone System
- Spacious Lounge/Diner
- Close to Stoke Village
- Ideal FTB/ Buy to Let

DC Lane are delighted to offer to the market this well presented and generously proportioned apartment situated in 'Sylvan Court' an impressive purpose built development set within a private development.

The property is ideally located within easy reach of Devonport Train Station, Stoke Village with it's cafes, bars and artisan shops aswell as walking distance to the City Centre and the maritime attractions that Plymouth has to offer.

Positioned on the second floor with secure entry phone system, the internal accommodation has undergone refurbishment throughout including complete redecoration and new carpets. This well presented apartment offers an entrance hallway with storage cupboard, a generous living/dining room with feature fireplace and elevated views of the local woodland and modern kitchen with brand new hob. In addition, there are two double bedrooms, master en suite shower room and a modern family bathroom. Externally the property benefits from allocated parking and communal gardens set within a private road.

We believe this property lends itself to a wide audience including first time buyers looking for well-proportioned and spacious accommodation or investors wanting to take advantage of such a popular location and an excellent yield.

Offered with no onward chain a viewing of this superb apartment is highly recommended.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Second Floor

Lounge/Diner	17'8" x 11'7" (5.40 x 3.55)
Kitchen	6'4" x 10'0" (1.95 x 3.05)
Master Bedroom	13'10" x 11'9" (4.22 x 3.60)
En Suite	3'11" x 7'4" (1.21 x 2.25)
Bedroom Two	12'1" x 10'5" (3.70 x 3.20)
Bathroom	8'9" x 5'8" (2.67 x 1.75)





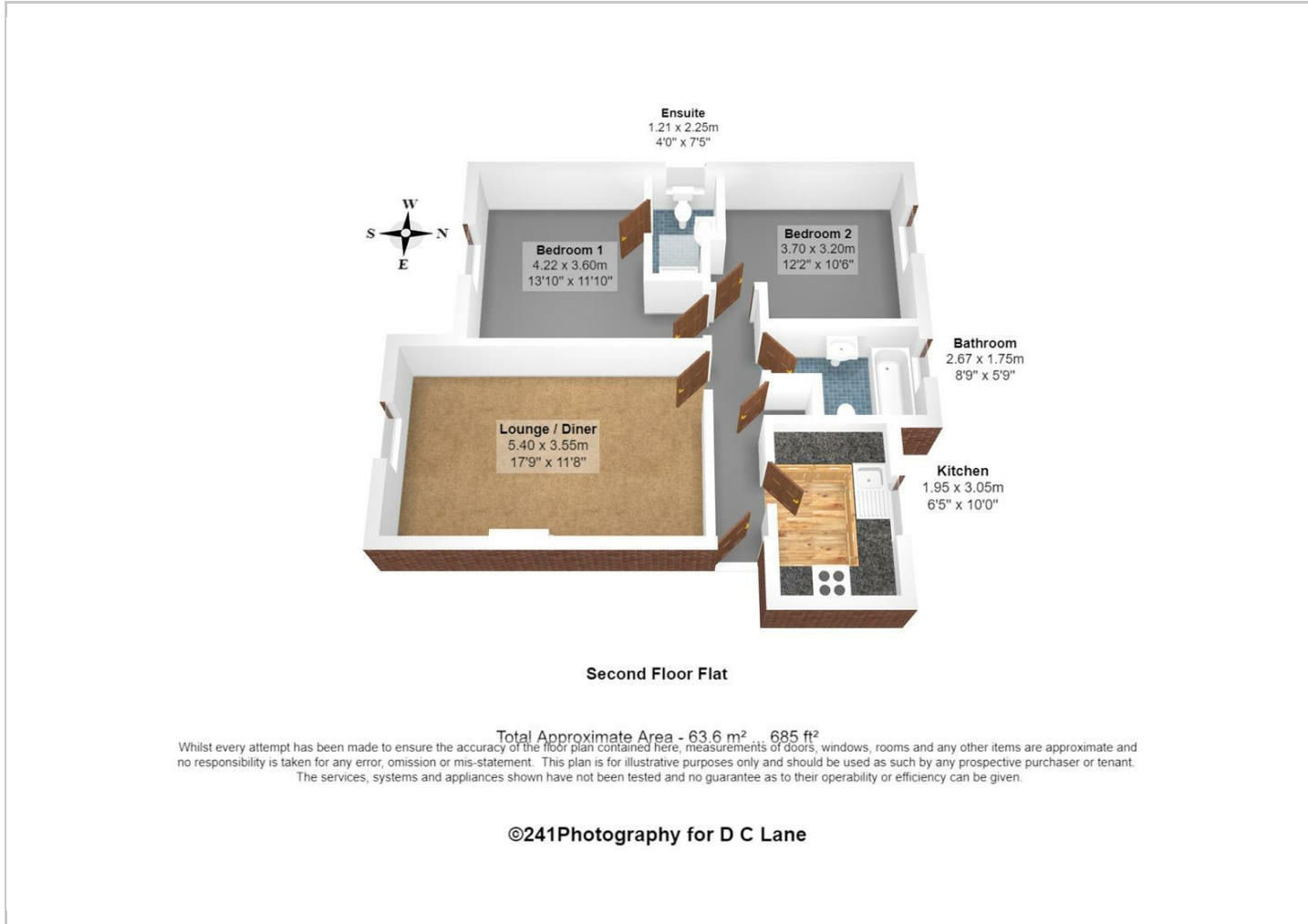
## Directions

From our office: Head South on Mutley Plain, turn Right onto Ford Park Road. Continue onto Central Park Avenue. At the roundabout, take the second exit onto Stuart Road and then the first exit onto Wilton Street. Continue along Wilton Street through the traffic lights and turn right onto Valletort Road. Turn left into Fitzroy Road and left into the private development of Sylvan Court. The building is positioned on the right.





## Floor Plans



## Viewing

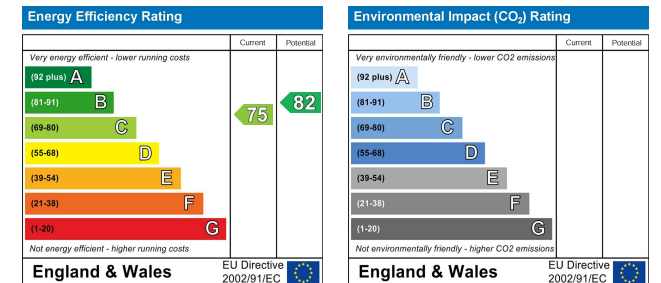
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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