



**DC**  
LANE  
SELL • LET • MANAGE

Abingdon Road, Plymouth, PL4 6HY  
Offers in excess of £135,000 Leasehold - Share of Freehold

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Offers in excess of £135,000

# Abingdon Road

Plymouth, PL4 6HY

- First & Second Floor Maisonette
- Well Presented Throughout
- North Hill Location
- Loft Conversion with Velux Windows
- No Onward Chain
- Two Double Bedrooms
- Spacious Accommodation
- Light & Airy Throughout
- Ideal FTB/Buy To Let
- Council Tax Band A

DC Lane are delighted to present a particularly spacious two double bedroom maisonette located in North Hill within strolling distance to the City Centre, University and Plymouth's historic seafront.

With ground floor entrance, stairs rise to the first floor with fitted kitchen benefitting from an abundance of cabinets, bathroom with shower over and separate wc. To the front of the property is the impressive lounge/dining room spanning the width of the property with feature fireplace and a double bedroom completes the accommodation on this floor. To the second floor there is a generous double bedroom featuring velux windows affording elevated views and undereave storage.

This superb apartment is flooded with natural light and would make an ideal First time Buy or Buy to Let investment due to the excellent location, a viewing 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)



## First Floor

Lounge/Diner 15'10" x 14'1" (4.85 x 4.30)

Kitchen 9'6" x 11'8" (2.90 x 3.58)

Bedroom Two 10'0" x 13'1" (3.06 x 4.00)

Bathroom

WC

## Second Floor

Bedroom One 15'10" x 22'4" (4.84 x 6.82)

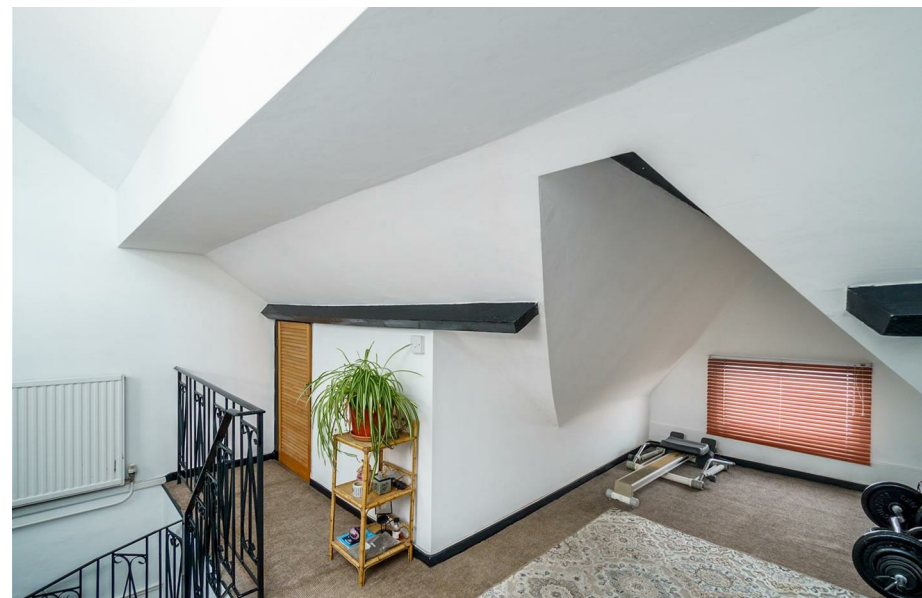




### **Directions**

From the DC Lane office continue along Mutley Plain to North Hill. Turn right into Alton Road and right again into Abingdon Road, the property can be found on the left.

**Council Tax Band: A**





## Floor Plans

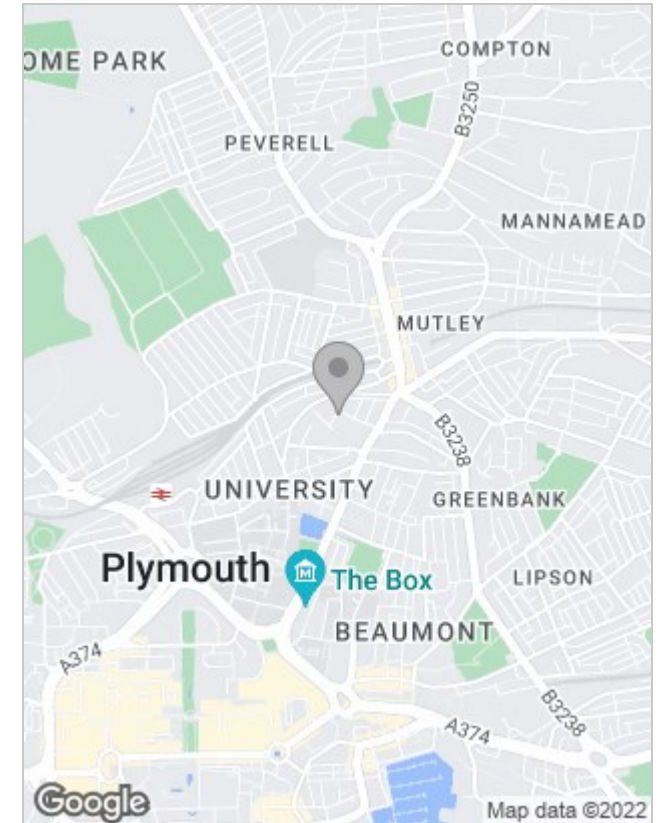


## Viewing

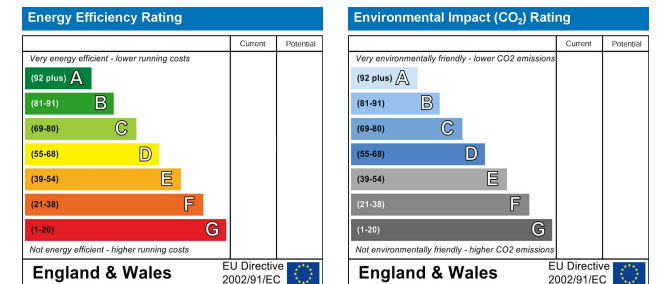
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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