




**DC**  
LANE

SELL • LET • MANAGE

55 Kensington Road, Plymouth, PL4 7LU

£125,000

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# 55 Kensington Road

Plymouth, PL4 7LU

- Maisonette Over Two Floors
- Private Entrance
- New Lease Created
- Council Tax Band A
- Central Greenbank Location
- Private Courtyard
- Share Of Freehold
- Two Double Bedrooms
- Ideal FTB/Buy To Let
- No Onward Chain

Central Greenbank Maisonette with Private Courtyard – Prime Investment or First Time Buy

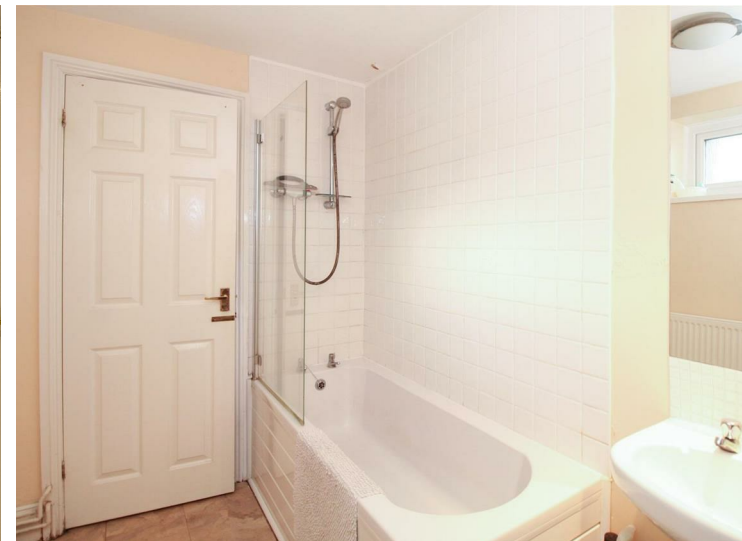
DC Lane are delighted to present this two storey maisonette in the popular Greenbank area enjoying a central location within easy walking distance to the City Centre, local amenities, and the green expanse of Freedom Fields Park.

A private entrance leads into a living/dining room and adjacently the kitchen impresses with ample cabinetry offering plenty of storage and a functional, well considered workspace.

Descend to the lower ground floor to find two comfortably sized double bedrooms, linked by a modern bathroom fitted with a shower over the bath. What really sets this home apart is the private rear courtyard. With double opening gates, this outdoor space can easily accommodate off road parking for a small car or alternatively transform into a private garden retreat, giving you versatility and added appeal.

Having been let for many years, this maisonette makes an ideal buy to let investment, while also serving as a fantastic option for first time buyers. All necessary compliance certificates are in place, so you can transact with confidence. As a share of freehold property, the current lease will be extended as part of the conveyancing process, enhancing future security and value.

This delightful property provides convenient city living with private outdoor space and strong investment potential. A viewing is highly recommended.





Living/Dining Room	21'1" x 7'10" (6.43 x 2.41)
Kitchen	13'11" x 6'4" (4.26 x 1.95)
Master Bedroom	13'1" x 13'8" (4.01 x 4.18)
Bedroom	12'11" x 7'10" (3.96 x 2.39)
Bathroom	8'4" x 5'1" (2.55 x 1.56)

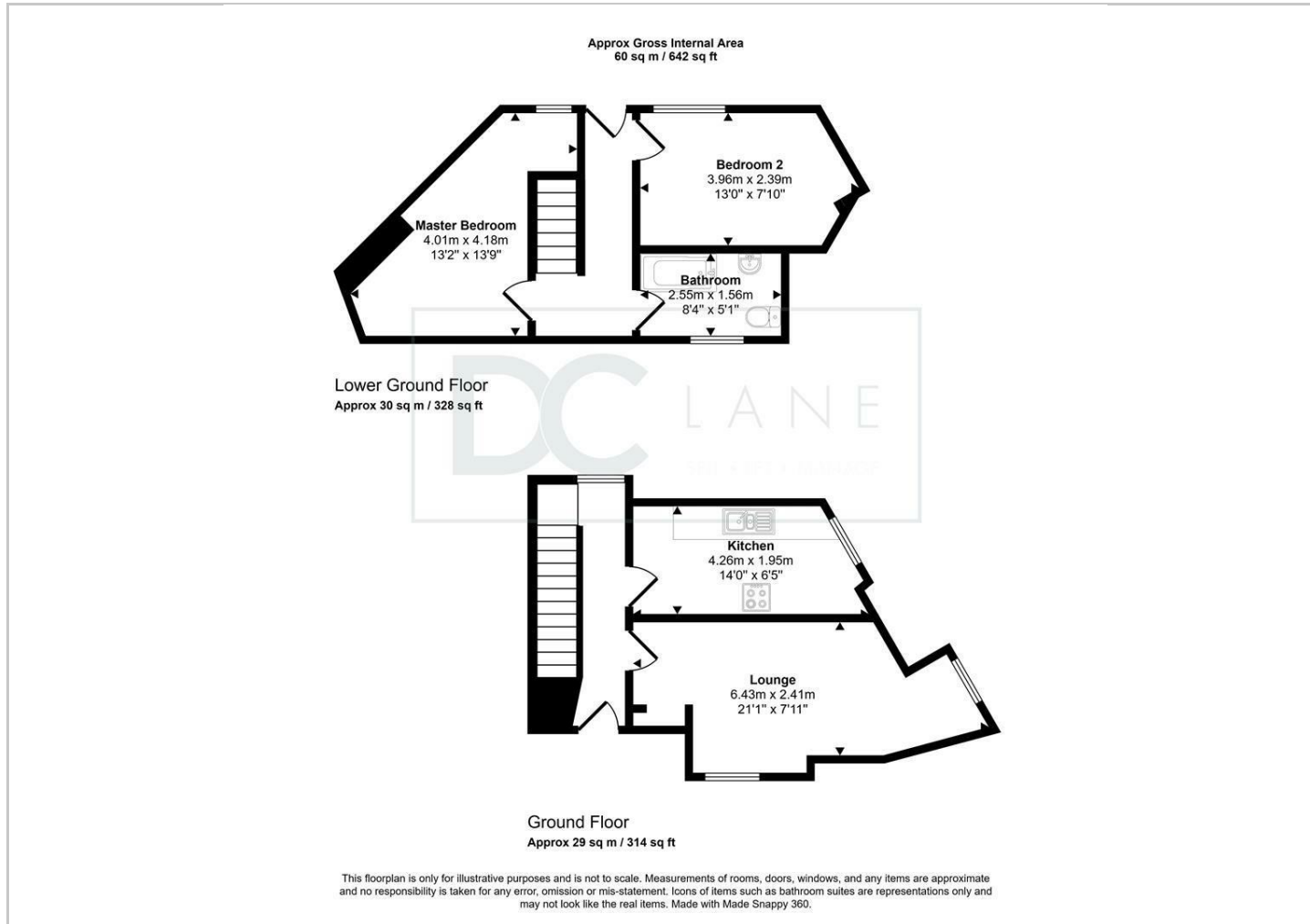
### Directions

From our office head South on Mutley Plain, bear left after 0.2 miles onto Greenbank Road. After 0.2 miles turn left onto Longfield Place. After 170 yards turn right onto Kensington Road and the property can be found on the left.

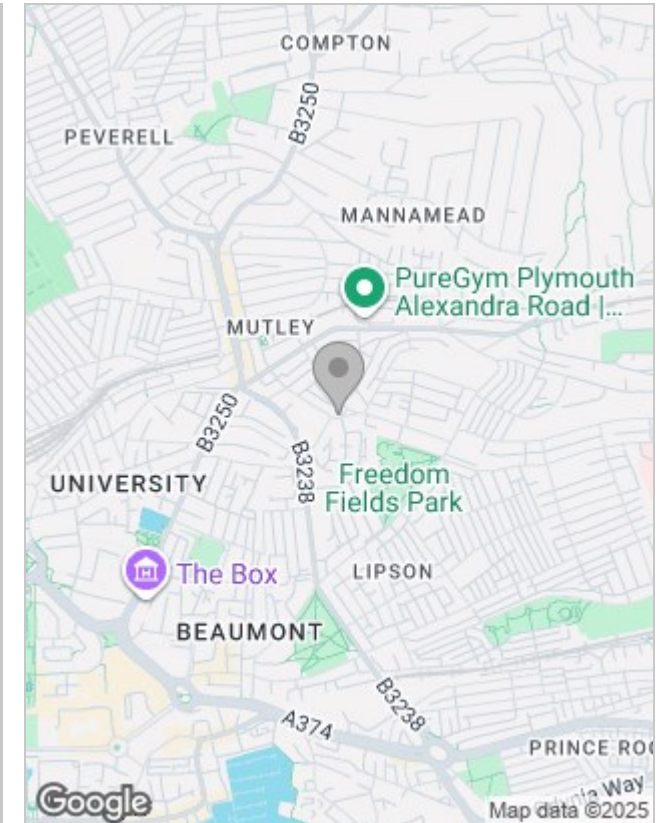




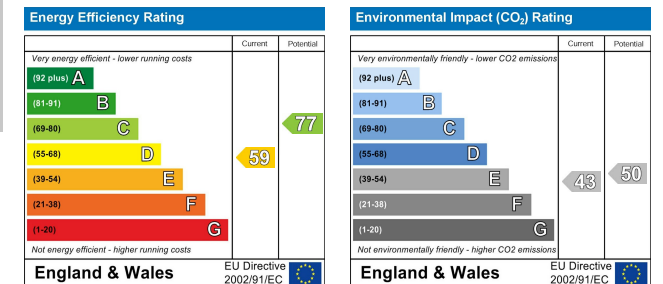
## Floor Plans



## 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.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
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