

DC LANE

SELL • LET • MANAGE

Queens Gate, Plymouth, PL4 7PP

£330,000 Leasehold - Share of Freehold

3 1 2 E



Queens Gate

Plymouth, PL4 7PP

£330,000



- Second Floor Apartment
- Overlooking Freedom Fields Park
- Far Reaching Views to Plymouth Sound.
- Parking Two Vehicles
- No Onward Chain
- Three Bedrooms
- Private Entrance
- Period character & Architectural features
- Roof terrace with Excellent Potential
- Council Tax Band B

Set in one of Plymouth's most prestigious Victorian streets, this exceptional split level apartment overlooks Freedom Fields Park and enjoys period elegance, generous proportions and views across the city, the River Plym, Plymouth Sound, to Cornwall and out into the English Channel.

Approached via a private entrance, with two parking spaces on Queen's Road, the apartment is mainly on the second floor of a building dating from 1898. The kitchen has ample cabinetry and a breakfast bar, with a balcony offering an elevated outlook towards the River Plym and Dartmoor. A magnificent reception room with extensive shelving has an inviting library style, yet its generous proportions offer versatility as an elegant dining room or a reading retreat. It provides a wonderful opportunity to tailor the accommodation to your lifestyle. Stairs lead to a large private roof terrace, presenting an exciting opportunity to create an exceptional outdoor space, subject to any necessary permissions. Its elevated position offers breathtaking views across the city and towards Plymouth Sound and the English Channel. The drawing room has original beams, an abundance of natural light and ample space for statement furniture and a fireplace. With views towards the sea, this room provides an impressive backdrop for relaxed evenings or entertaining. Mirroring the drawing room, the principal bedroom enjoys the same captivating aspect, with generous proportions and period character. There is a further spacious double bedroom to the rear and a single bedroom with bespoke cabinetry, suitable for use as a home office. The spacious luxury bathroom features a spa style bath with jets, a large shower enclosure and twin basins, while a utility room and a cloakroom complete the accommodation.

With its prestigious setting and parkland outlook, far reaching views, versatile reception spaces, large roof terrace, share of freehold and no onward chain, this truly remarkable apartment simply must be viewed.





First Floor	
Lounge	12'11" x 14'2" (3.96 x 4.32)
Reception Room	13'1" x 19'7" (3.99 x 5.97)
Kitchen	12'4" x 12'7" (3.77 x 3.85)
Bedroom One	13'1" x 18'1" (4.01 x 5.53)
Bedroom Two	12'11" x 15'4" (3.96 x 4.69)
Bedroom Three	13'1" x 7'6" (3.99 x 2.30)
Bathroom	12'4" x 9'10" (3.78 x 3.02)
Utility Room	
Cloakroom/WC	4'1" x 3'8" (1.25 x 1.14)
External	
Roof Terrace	30'6" x 9'11" (9.32 x 3.04)



Directions

From the DC Lane branch head south on Mutley Plain for 0.3 mi and turn left onto Longfield Place. After 500ft turn right onto Kensington Road continuing onto Queens Road and the property can be found on the right.

Scan for Material Information

Council Tax Band: B

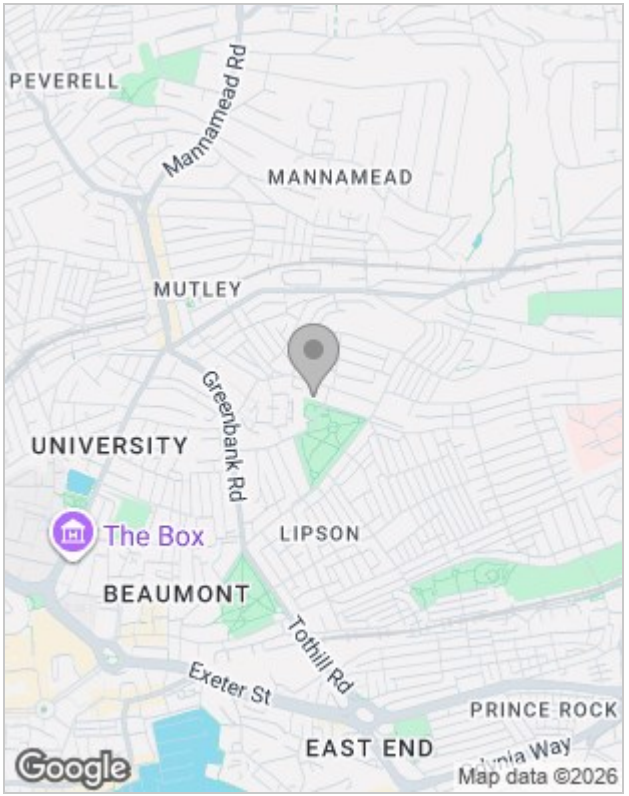




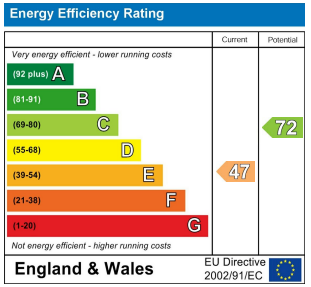
Floor Plans

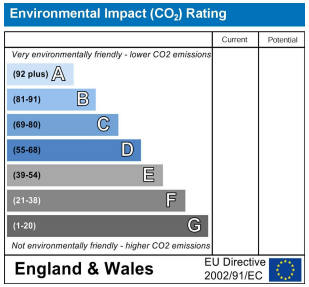


Location Map



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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