



**DC**  
LANE

SELL • LET • MANAGE

Britannia Place, Plymouth, PL4 9JX  
£100,000 Leasehold - Share of Freehold

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£100,000

# Britannia Place

Plymouth, PL4 9JX

- Ground Floor Flat
- Prince Rock Location
- Share of Freehold
- Gas Central Heating
- No Onward Chain
- One Double Bedroom
- Rear Courtyard Garden
- On Road Parking
- Ideal FTB/Buy To Let
- Council Tax Band A

DC Lane are delighted to offer to the market this ground floor flat centrally located in Prince Rock within walking distance to local amenities, the City Centre and easy access to the A38.

Positioned on the ground floor the accommodation comprises of living room, a double bedroom, kitchen and bathroom with shower over the bath. There is a private rear courtyard area.

We believe this property is ideal for first time buyers or investors wanting to take advantage of such a popular location and an excellent yield.

Offered with no onward chain, a share of the freehold, gas central heating and double glazing a viewing is highly recommended.



## Ground Floor

Lounge/Diner	12'6" x 11'9" (3.82 x 3.59)
Bedroom	10'1" x 11'8" (3.09 x 3.58)
Kitchen	8'8" x 12'3" (2.65 x 3.74)
Bathroom	8'8" x 5'10" (2.65 x 1.78)



## Directions

From DC Lane office continue along Mutley Plain/B3250 0.3 mi Continue onto Greenbank Rd/B3238 Continue to follow B3238 0.8 mi At Cattedown Roundabout, take the 1st exit onto Embankment Rd/A374 0.3 mi Keep left to continue on Florence Pl 449 ft Turn right onto Grenville Rd 184 ft Turn right onto Wentworth Pl 285 ft Wentworth Pl turns left and becomes Embankment Rd/A374 0.1 mi Turn right onto Belvedere Rd 144 ft and Britannia Pl, is on the left.

**Council Tax Band: A**

## Scan for Material Information





## Floor Plans



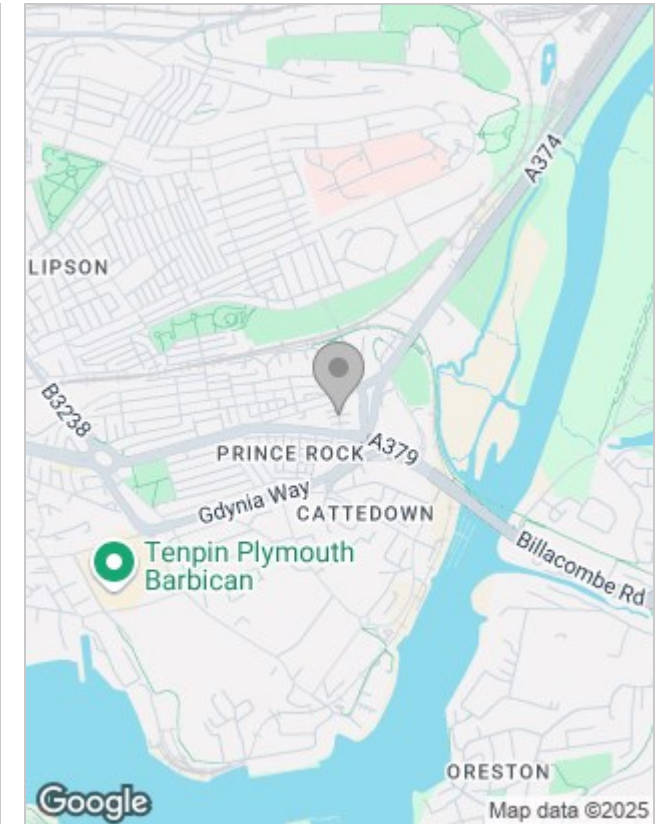
Total Approximate Area - 44.6 m<sup>2</sup> ... 480 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

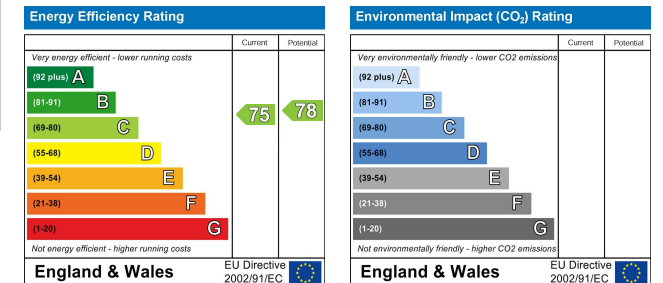
©241Photography for DC Lane



## 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.

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