



5-11 Barbican Court

54 Vauxhall Street, Plymouth, PL4 0EL

£650,000



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FLATS 7-11 BARBICAN COURT

FLAT 9

accommodation (accommodation)

Front door opening into the entrance hall.

ENTRANCE HALL

Intercom entry system. Providing access to the accommodation. Over-head consumer unit. Laminate flooring.

OPEN-PLAN LIVING ROOM & KITCHEN

20'6 x 12'8 (6.25m x 3.86m)

Superb open-plan room with ample space for seating and dining. Electric heater. Window with fitted blinds to the front elevation. The kitchen area has a range of modern cabinets with work surfaces and splash-backs. Stainless-steel single drainer sink unit. Built-in oven and hob with a cooker hood above. Space for free-standing appliances. Laminate flooring.

DOUBLE BEDROOM

10' x 9'10 (3.05m x 3.00m)

Window with fitted blind. Electric heater.

SHOWER ROOM

10'7 x 5'7 incl cupboard (3.23m x 1.70m incl cupboard)

Comprising a large walk-in shower with fixed glass screen, tiled surround and a built-in shower system, basin and wc with a push button flush set into a cabinet providing storage and concealing the cistern. Sliding doors opening into a large walk-in cupboard housing the hot water cylinder. Laminate flooring.

FLAT 8

accommodation (accommodation)

Front door opening into the entrance hall.

ENTRANCE HALL

Providing access to the accommodation. Over-head consumer unit.

OPEN-PLAN LIVING ROOM & KITCHEN

17'6 x 13'5 max dimensions (5.33m x 4.09m max dimensions)

An open-plan dual aspect room with windows with fitted blind to the front and side elevations. Ample space for seating and dining. Modern fitted kitchen with matching fascias and work surfaces. Built-in oven. Inset hob with cooker hood. Space for free-standing appliances. Laminate flooring. Electric heater.

BEDROOM

10'3 x 8'8 (3.12m x 2.64m)

Window with fitted blind. Electric heater.

SHOWER ROOM

10'7 x 5'11 max dimensions incl cupboard (3.23m x 1.80m max dimensions incl cupboard)

Comprising a built-in shower with a tiled surround, fixed glass screen and a fitted shower system, wc with a push-button flush and basin set into a cabinet providing storage and concealing the cistern. Sliding doors opening into a walk-in cupboard housing the hot water cylinder. Laminate flooring.

FLAT 11

accommodation (accommodation)

Front door opening into the entrance hall

ENTRANCE HALL

Providing access to the accommodation. Over-head consumer unit.

OPEN-PLAN LIVING ROOM & KITCHEN

20'8 x 12'7 (6.30m x 3.84m)

An open-plan dual aspect room with windows to 2 elevations with lovely views. Ample space for seating and dining. The kitchen is fitted with units with matching fascias, work surfaces and tiled splash-backs together with an island and breakfast bar. Stainless-steel single drainer sink. Built-in oven and cooker hood. Space for free-standing fridge. Feature exposed stone and brick internal wall. Storage heater.

BEDROOM

10'3 x 9'11 (3.12m x 3.02m)

Window with fitted blinds. Wall-mounted Slimline electric heater.

BATHROOM

10'6 x 5'11 (3.20m x 1.80m)

Comprising a bath with an electric shower system over, vanity-style basin with a cupboard beneath and wc. Tiled walls. Wall-mounted electric fan heater. Sliding doors opening into a large walk-in cupboard housing the hot water cylinder.

LOFT ROOM

19'11 x 11'6 (6.07m x 3.51m)

Pull-down loft ladder. Boarded and carpeted. Velux window. Power and lighting.

FLAT 10

accommodation (accommodation)

Front door opening into the entrance hall

ENTRANCE HALL

Providing access to the accommodation. Over-head consumer unit.

OPEN-PLAN LIVING ROOM & KITCHEN

17'9 x 13'11 (5.41m x 4.24m)

A dual aspect room with windows to 2 elevations. Lovely views. Ample space for seating and dining. Kitchen cabinets with matching fascias and work surfaces together with an island and breakfast bar. Feature exposed natural stone wall. Built-in oven and hob with a cooker hood above. Electric heater.

BEDROOM

10'6 x 8'10 (3.20m x 2.69m)

Window. Wall-mounted Slimline electric heater.

BATHROOM

10'6 x 5'11 (3.20m x 1.80m)

Comprising a bath with tiled area surround and an electric shower over, vanity-style basin with a cupboard beneath and wc. Wall-mounted fan heater. Sliding mirrored doors opening into a large walk-in cupboard housing the hot water cylinder.

LOFT ROOM

Pull-down loft ladder. Boarded and carpeted. Velux window. Power and lighting.

FLAT 7

accommodation (accommodation)

Front door opening into the entrance hall

ENTRANCE HALL

Providing access to the accommodation. Over-head consumer unit.

OPEN-PLAN LIVING ROOM & KITCHEN

20'6 x 12'7 (6.25m x 3.84m)

A generous open-plan room with window. Ample space for seating and dining. The kitchen area is fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces together with an island and breakfast bar. Built-in oven and hob with a cooker hood above. Feature exposed natural stone wall. Electric heater.

BEDROOM

10'2 x 9'10 (3.10m x 3.00m)

Window with fitted blind.

BATHROOM

10'6 x 5'11 (3.20m x 1.80m)

Comprising a bath with an electric shower over, vanity basin with a cabinet beneath and wc. Partly-tiled walls. Sliding mirrored doors opening into a large walk-in cupboard housing the hot water cylinder.

MAIN GROUND FLOOR SALON

48'7 x 17'9 (14.81m x 5.41m)

WIG STUDIO

17'6 x 13'6 (5.33m x 4.11m)

SALON ROOM

10'3 x 8'7 (3.12m x 2.62m)

SHOWER ROOM

AGENT'S NOTE

There are individual EPCs for each of the flats and a commercial EPC for the Hair Boutique.

Flats 7, 8, 10 and 11 having a rating of C and flat 9 has a rating of B.

The Hair Boutique has a rating of C54

Road Map



Hybrid Map



Terrain Map



Floor Plan



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Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

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