



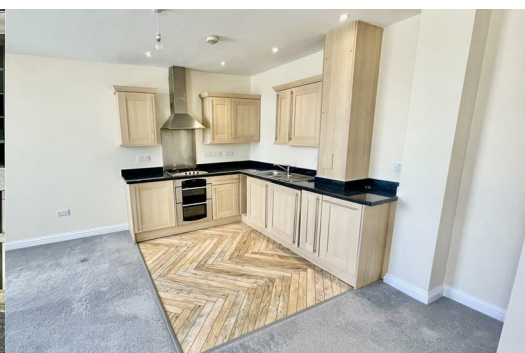
Flat 15, Berkeley Square, 33

Notte Street, Plymouth, PL1 2AZ

Guide Price £150,000



A generously proportioned 2nd floor apartment being sold vacant with no onward chain & thought to be as large as some of the 2 bedroom units. Located in Barclay Square & accessed via a secure entry phone system with communal entrance lobby. Communal hallway with stair or lift access to the 2nd floor. The apartment has been looked after with renewed decorations & as new electric boiler. Providing an excellent home for an owner, it would also make an interesting investment purchase generating good income. Set in this central city location. Pets are allowed.



BERKELEY SQUARE, NOTTE STREET, PLYMOUTH, PL1 2AZ

LOCATION

The position ideal for close access to Plymouth City Centre & all that it offers. An excellent range of services & amenities to hand lying within easy walking distance of the historic Plymouth Barbican & a walk up to the renowned Plymouth Hoe.

ACCOMMODATION

A secure door entry phone system into;

GROUND FLOOR

COMMUNAL ENTRANCE LOBBY

Letter boxes. Twin doors into;

COMMUNAL HALLWAY

Stair & lift access to;

SECOND FLOOR

LANDING

FLAT 15

HALL 14'10 x 7'1 maximum (4.52m x 2.16m maximum)

Two built-in storage cupboards. One housing the Ariston hot water tank & the second housing the electric consumer unit as well as the Heatrac Sadia replaced electric boiler.

LOUNGE/KITCHEN/DINING ROOM 20'7 x 17'6 (6.27m x 5.33m)

Two windows to the front. Potential to sub divide to create another room. Fitted with a range of cupboard & drawer storage. Integrated appliances include Indesit fridge, Belling double oven/grill & 4 ring gas hob with stainless steels splash-back & extractor hood over. A 1.5 bowl sink unit, Hotpoint automatic washing machine & Indesit slimline automatic dishwasher.

BEDROOM 14'2 x 10'5 (4.32m x 3.18m)

Plus 3ft deep built-in wardrobe to one end. Door to;

BATHROOM

Door to the hallway. Suite with bath having mixer tap & shower attachment, wc & wash hand basin.

TENURE

Leasehold with a share of freehold retained & with a term of 999 years with circa 989 years remaining. Plymouth Black Management Limited manage the building. An annual service charge of £2,260.86 (£188.41 per month).

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

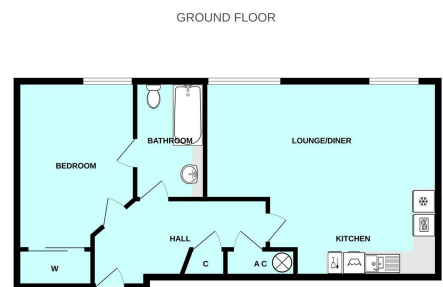
SERVICES

The property is connected to all the mains services: electricity, water and drainage.

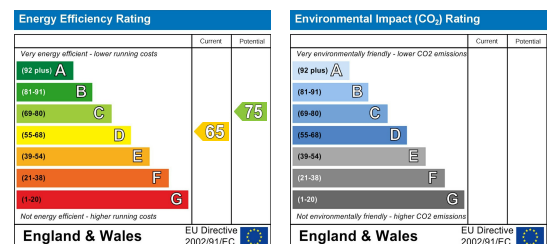
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.