



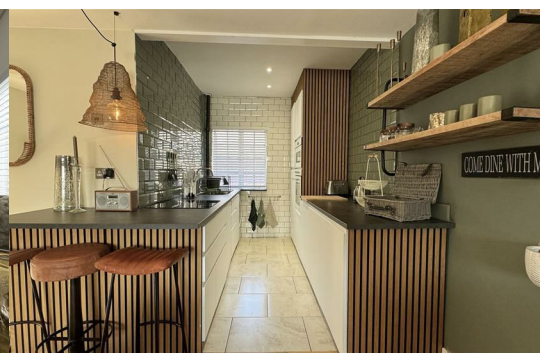
3 Barbican Court

The Barbican, Plymouth, PL4 0EL

£200,000



Located on the cobbled streets of the historic Barbican & a just short walk to the Plymouth waterfront is this attractive 2nd floor apartment which is in a Grade II Listed building being sold with no onward chain. The property is stylish, has a modern finish throughout, boasting a large open-plan living space with a fitted kitchen, complete with a breakfast bar, perfect for casual dining & an elegant shower room. There are 2 double bedrooms, both offering spacious accommodation. As the apartment is situated on the 2nd floor, the property offers an elevated outlook, as well as a sense of privacy and seclusion. The apartment is just a few moments' walk from award winning restaurants, bars & local amenities which would suit a younger first-time buyer looking for that cosmopolitan lifestyle or alternatively due to its location makes a perfect AirBnb. A share of freehold, offering that extra touch of security while permit parking available ensures convenience for residents & guests alike.



BARBICAN COURT, THE BARBICAN, PLYMOUTH, PL4 0EL

ACCOMMODATION

A communal entrance door opens to a communal staircase leading up to the apartment.

APARTMENT

The apartment is on the 2nd floor. A wooden door opens into the entrance hall.

ENTRANCE HALL 10'2" x 3'8" (3.12m x 1.12m)

Engineered oak floor with central tartan carpet area. Decorative panelling to walls. Doors lead to the open-plan lounge/kitchen/diner, bedrooms, shower room & storage unit. Access hatch to roof void.

LOUNGE/DINER 14'4" x 15'8" (4.39m x 4.78m)

A lovely light & spacious room offering engineered oak flooring with a central tartan carpet area. Breakfast bar area. Single-glazed window to the front with secondary-glazed unit. Old-style contemporary radiator. Wall mounted TV bracket. Ceiling spotlights. Room opens into the kitchen.

KITCHEN 8'3" x 6'10" (2.52m x 2.09m)

Attractive matching white high gloss base & wall mounted units to include a fitted oven with microwave above, integrated dishwasher, washing machine, fridge with a freezer box. Roll edge laminate work surface has inset 4 ring induction hob & stainless steel sink unit with mixer tap. Olive brick-style splash-back. Tiled floor. Decorative wood panelling. White brick-style tiling to one wall. Single-glazed window to the side. Wine fridge. Ceiling spotlights.

BEDROOM ONE 10'11" x 10'2" (3.34m x 3.12m)

Engineered oak floor with tartan carpet section surrounding the bed. Contemporary graphite wall mounted upright radiator. Ceiling spotlights. Wall mounted TV bracket. Single-glazed window to the side with secondary glazed window.

BEDROOM TWO 12'0" x 7'11" (3.67m x 2.43m)

Engineered oak floor with tartan carpet surrounding the bed area. Ceiling spotlights. Single-glazed window to the side with secondary glazed unit. Decorative panelling to one wall. Wall mounted TV bracket.

SHOWER ROOM

Matching suite of fitted shower cubical with rainfall shower, close coupled wc with hidden cistern incorporating wash hand basin to one side with high gloss vanity storage cupboard below. Wall mounted medicine cabinet. Part-tiled walls. Tiled flooring. Graphite heated towel rail. Decorative panelling to one wall. Ceiling spotlights. Single-glazed window to the side, part obscured.

TENURE

Share of freehold. A lease of 189 years from 01/06/1978 with circa 141 years remaining. Annual service charge of £590.51.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

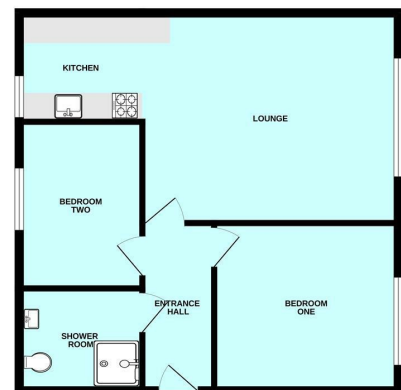
The property is connected to all the mains services: electricity, water and drainage.

Area Map



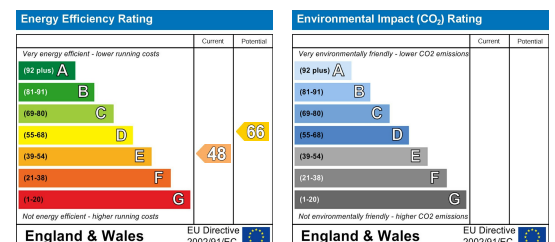
Floor Plans

GROUND FLOOR



Map with Streets ©2025

Energy Efficiency Graph



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