Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



21 Lipson Road

Lipson, Plymouth, PL4 8PL

£125,000

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Top-floor flat forming part of a period building converted into 3 apartments. Comprises a lounge/dining room with front bay window, fitted kitchen, 2 bedrooms & a well-appointed shower room. Includes private rear parking. Vacant with no onward chain.







LIPSON ROAD, LIPSON, PLYMOUTH, PL4 8PL

SUMMARY
A top floor flat comprising 1 of 3 flats created out of the remodeling of this substantial period built building. Accessed via a communal lobby & hall. Flat with lounge/dining room with bay window to the front, fitted & integrated kitchen, 2 bedrooms & a well appointed shower room/wc. A private parking space located to the rear. Vacant with no onward chain.

LOCATION
Found in this popular established residential area of Lipson. A convenient position with easy access into the city & a good variety of local services & amenities nearby.

ACCOMMODATION
Front door opens into:-

GROUND FLOOR

COMMUNAL ENTRANCE LOBBY 4'10 x 4'8 (1.47m x 1.42m)
Door to:-

COMMUNAL HALLWAY
Door to the rear gives access to private parking space. Staircase rises to:-

FIRST FLOOR FLAT

HALL
Mains electric fuse box. Entrance to all rooms. Airing cupboard houses the Worcester boiler, installed in 2025, servicing the central heating & domestic hot water.

LOUNGE/DINING ROOM 13'2 x 12'3 max (4.01m x 3.73m max)
Wide bay window to the front. Serving hatch to the kitchen.

KITCHEN 9'10 x 5'2 (3.00m x 1.57m)
Fitted kitchen with polished work surfaces, stainless steel under-mounted sink with mixer tap. Integrated appliances include fridge, Neff electric oven, Neff electric hob with extractor hood over, Indesit microwave, slimline dishwasher & automatic washing machine.

BEDROOM ONE 12'3 x 9'2 maximum (3.73m x 2.79m maximum)
Window to the rear.

BEDROOM TWO 14'9 x 5'11 (4.50m x 1.80m)
Window to the front.

SHOWER ROOM 9' x 5'1 floor area (2.74m x 1.55m floor area)
Wc. Wall-hung wash-hand basin. Large shower.

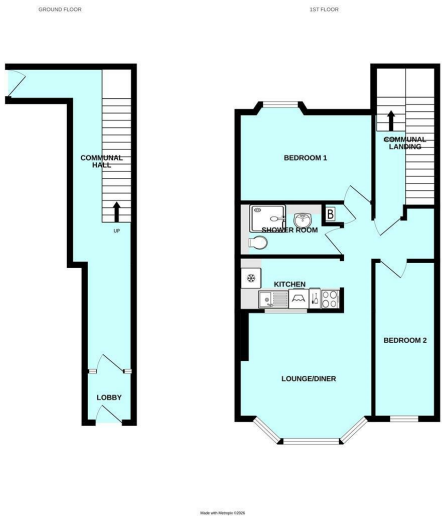
EXTERNALLY
To the rear, a private allocated parking space for the sole use of this flat.

COUNCIL TAX
Plymouth City Council
Council Tax Band: A

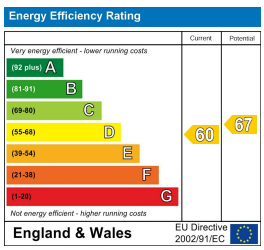
Area Map

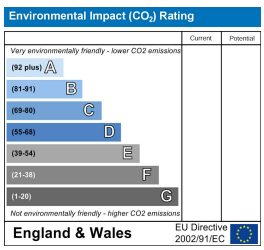


Floor Plans



Energy Efficiency Graph





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