



**DC**  
LANE

SELL • LET • MANAGE

James Street, Plymouth, PL1 4FE  
£110,000 Leasehold

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£110,000

# James Street

Plymouth, PL1 4FE

- Second Floor Apartment
- Two Double Bedrooms
- Well Presented
- Ideal FTB/ Buy To Let
- No Onward Chain
- Purpose Built Block
- Devonport Location
- Secure Door Entry
- Private Car Parking Space
- Council Tax Band A

DC Lane are delighted to present this two bedroom apartment located in Devonport within a modern purpose built block and well placed for local amenities, the city centre and waterside walks.

Positioned on the first floor with secure door entry into the building, the apartment is spacious and flooded with natural light throughout. The well presented accommodation comprises of generous open plan living/dining room, kitchen with plentiful cabinets and river view, two double bedrooms (one with built in wardrobes) and bathroom with shower over the bath.

Externally there is secure parking for one car.

We believe this superb property would make an ideal first time buy or Buy To Let, with no onward chain a viewing is highly recommended.



## Second Floor

Lounge/Diner	20'4" x 11'3" (6.22 x 3.43)
Kitchen	11'7" x 7'11" (3.55 x 2.43)
Bedroom One	12'9" x 9'1" (3.91 x 2.78)
Bedroom Two	11'7" x 11'5" (3.55 x 3.49)
Bathroom	5'10" x 6'0" (1.80 x 1.85)





## Directions

From the DC Lane office, head South on Mutley Plain, turning Right onto Ford Park Road. Follow the road to the end and take the 2nd exit onto Stuart Road. Follow and take the 1st exit onto Wilton Street. Continue to the end of the road, through the traffic lights and continue along Paradise Road for 0.4 mi and continue straight onto Fore Street for 0.3 mi. Turn left onto Chapel St/A374 0.2 mi At the roundabout, take the 1st exit 102 ft Turn left onto George St 230 ft Turn right onto Duke St Destination will be on the right

**Council Tax Band: A**

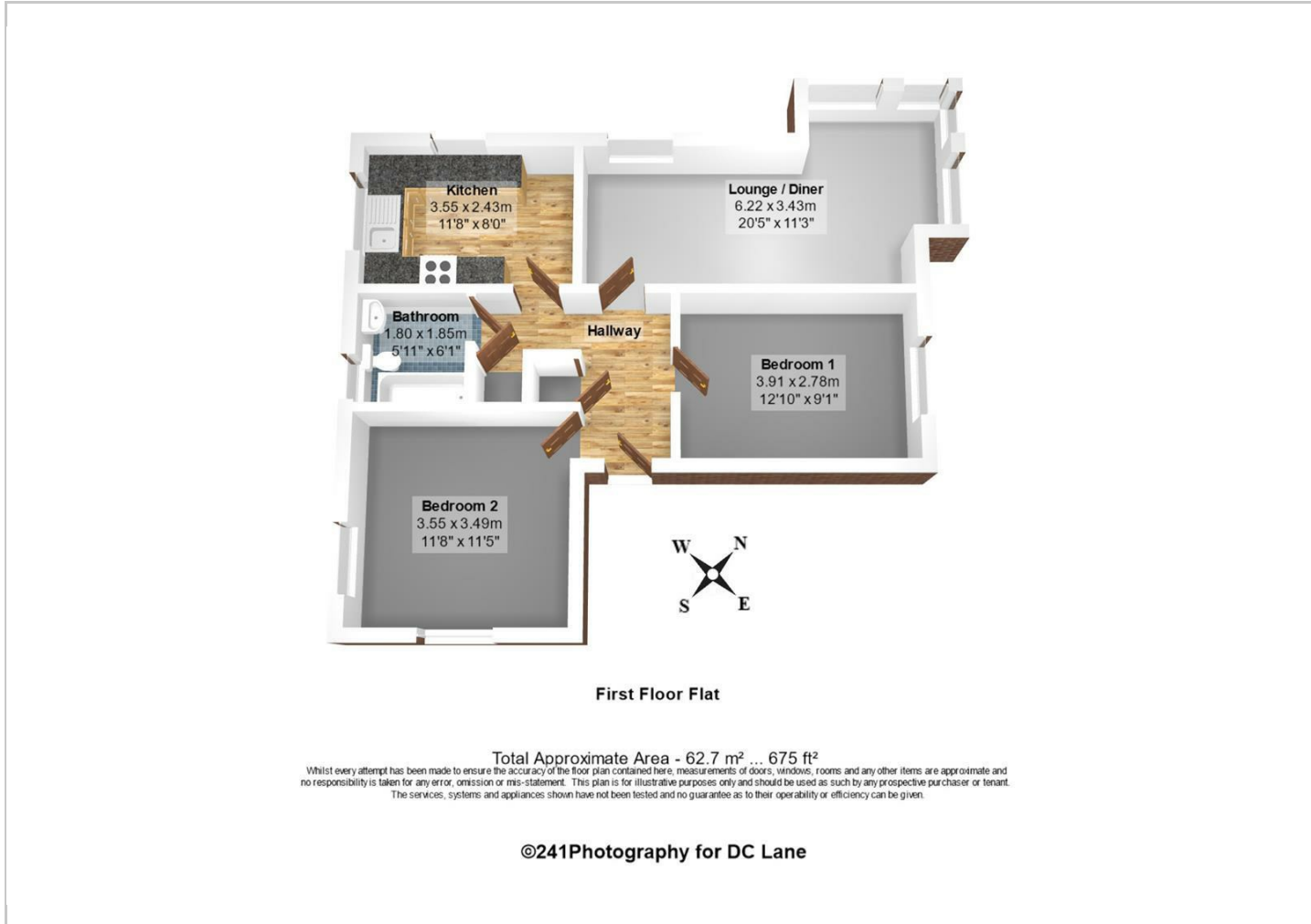








## Floor Plans

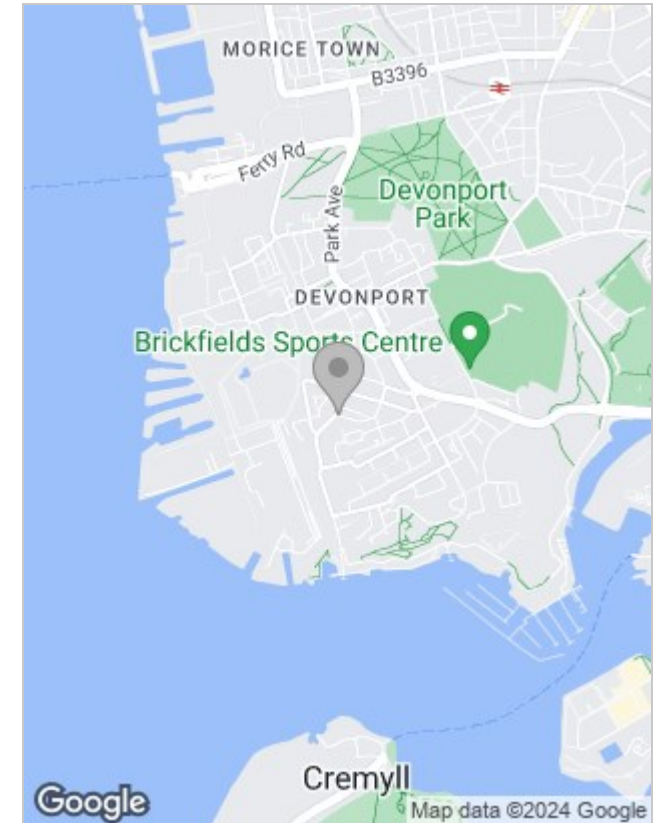


## Viewing

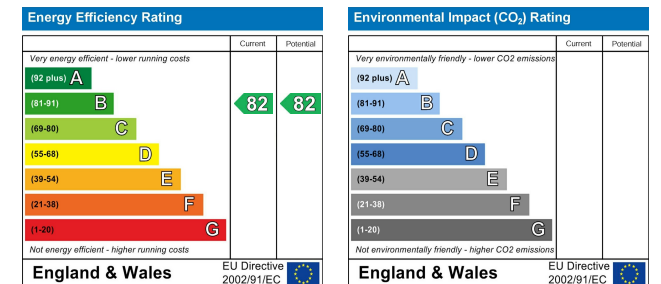
Please contact our DC Lane 2 Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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