



SELL • LET • MANAGE

North Road West, Plymouth, PL1 5DJ  
£115,000 Leasehold - Share of Freehold









£115,000

# North Road West

Plymouth, PL1 5DJ

- First Floor Flat
- Central City Location
- Spacious Accommodation
- Allocated Off Road Parking
- No Onward Chain
- Two Bedrooms
- Two Reception Rooms
- Lease Being Extended
- Ideal FTB/Buy To Let
- Council Tax Band A

DC Lane are delighted to present this spacious first floor flat located centrally and within strolling distance to the City Centre, railway station and University.

The accommodation comprises of hallway, two bedrooms (double and single) bathroom with shower over the bath, separate w/c, lounge, dining room with rear access and kitchen. Externally there is a fire escape to the rear and allocated parking for one vehicle. Having been let for many years the property has electrical and gas safety certificates.

With no onward chain, we believe this would make an ideal First Time Buy or Buy to Let investment due to the popular location and a viewing is highly recommended.

Please note the current lease is being extended during the sale process.



## First Floor

Lounge	11'5" x 13'0" (3.48 x 3.98)
Dining Room	11'6" x 9'10" (3.52 x 3.00)
Kitchen	11'6" x 5'11" (3.52 x 1.82)
Bedroom One	11'5" x 12'2" (3.48 x 3.71)
Bedroom Two	6'9" x 9'6" (2.06 x 2.90)
Bathroom	7'10" x 5'7" (2.40 x 1.72)
WC	5'11" x 2'9" (1.81 x 0.85)



### **Directions**

Head South along Mutley Plain following B3250 for 0.3 mi to N Rd East Turn right onto N Rd E and continue for 0.4 mi to roundabout. Take 3rd exit and bear left onto slip road taking 1st left onto North Road West and the property is toward the end of the road on the right.

**Council Tax Band: A**

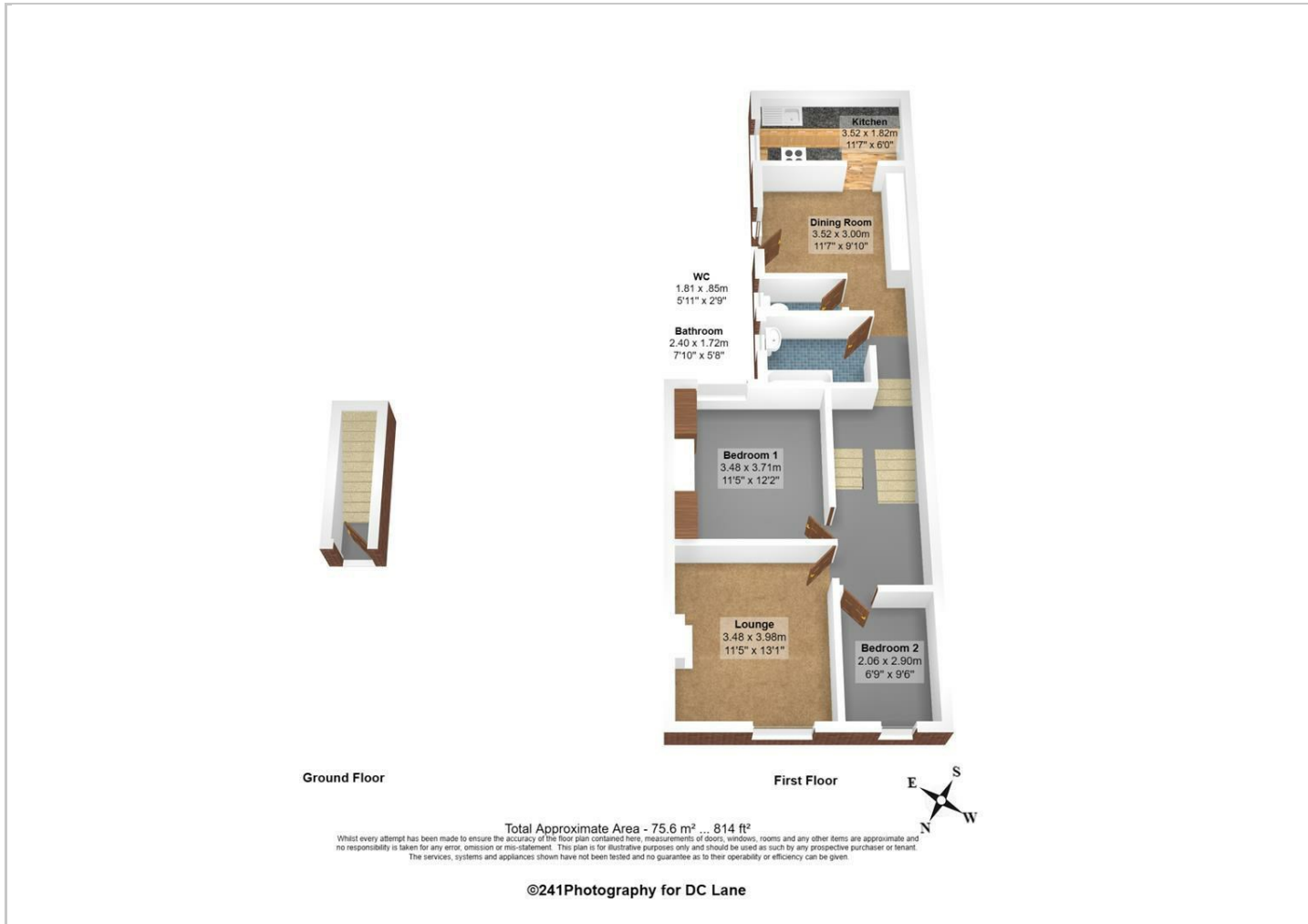








## Floor Plans

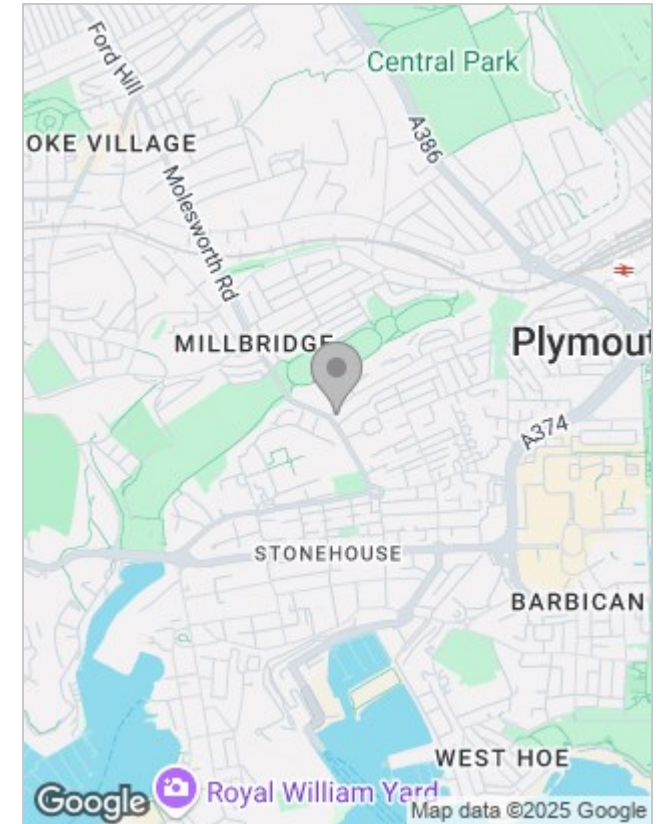


## Viewing

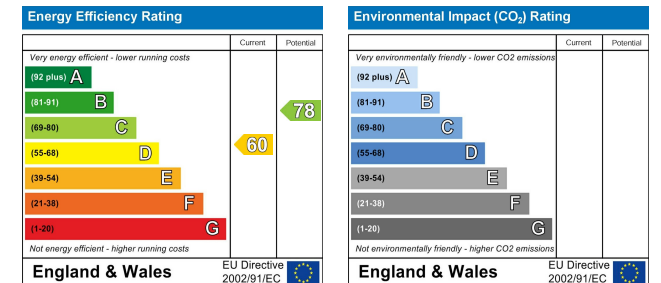
Please contact our DC Lane 2 Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk