



SELL • LET • MANAGE

Hillsborough, Plymouth, PL4 7AR  
£220,000 Leasehold - Share of Freehold

2 1 1 C



# Hillsborough

## Plymouth, PL4 7AR

- First Floor Apartment
- Mannamead Location
- Spacious Accommodation
- Stone Storage Shed
- No Chain
- Two Double Bedrooms
- Balcony with Splendid Vista
- Lease to be Extended
- Private Rear Garden
- Council Tax Band B

DC Lane are delighted to showcase this impressive apartment located in Mannamead within strolling distance to local amenities, walking distance to the City Centre and easy access to the A38.

As you step inside, you'll be greeted by the warm and inviting atmosphere of the apartment, the stripped floorboards throughout add a touch of elegance and character to the space, creating a homely feel. The welcoming hallway draws you straight to the french doors than open out onto a south facing decked balcony with ornate railings with a breathtaking vista across the city roofscape. Imagine sipping your morning coffee or enjoying a glass of wine in the evening while taking in the stunning views - the perfect way to start or end your day.

As the apartment is double fronted the principle reception room with marble fireplace enjoys views from the square bay window and across the hallway the kitchen/dining room features ample cabinets, an island, period fireplace and room for a large table and chairs. There are also two double bedrooms overlooking the garden serviced by a shower room.

The private rear garden is mainly laid to lawn with a paved area and stone storage shed ideal for storing bikes and kayaks.

With a share of the freehold and no onward chain it definitely is a case of the photos don't do it justice ... a viewing is highly recommended of this splendid apartment full of character, charm and incredible panoramic views

Please note the lease to be extended during conveyance.

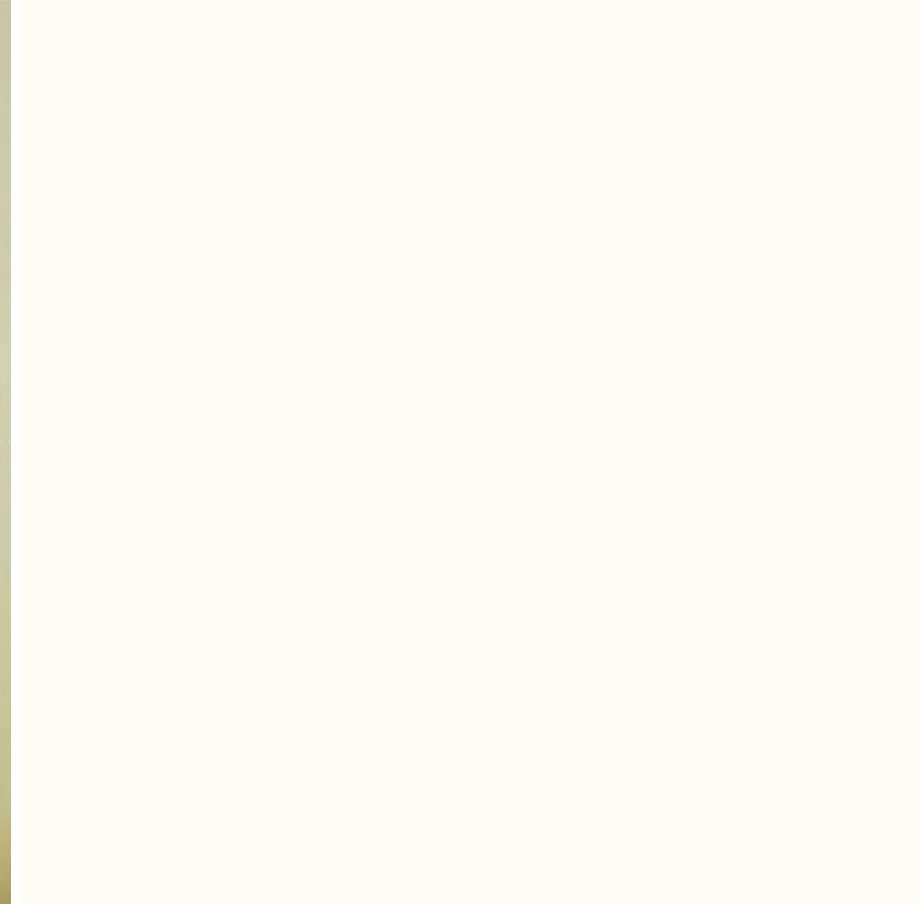
£220,000



### First Floor

Lounge	14'6" x 23'2" (4.44 x 7.07)
Kitchen/Diner	14'0" x 18'2" (4.27 x 5.55)
Bedroom One	12'5" x 13'5" (3.81 x 4.10)
Bedroom Two	12'4" x 13'5" (3.76 x 4.10)
Shower Room	5'1" x 8'5" (1.55 x 2.58)





## Directions

From the DC Lane office head along Mannamead Road and turn right onto Elm Road, the property can be found on the right.

## Scan for Material Information

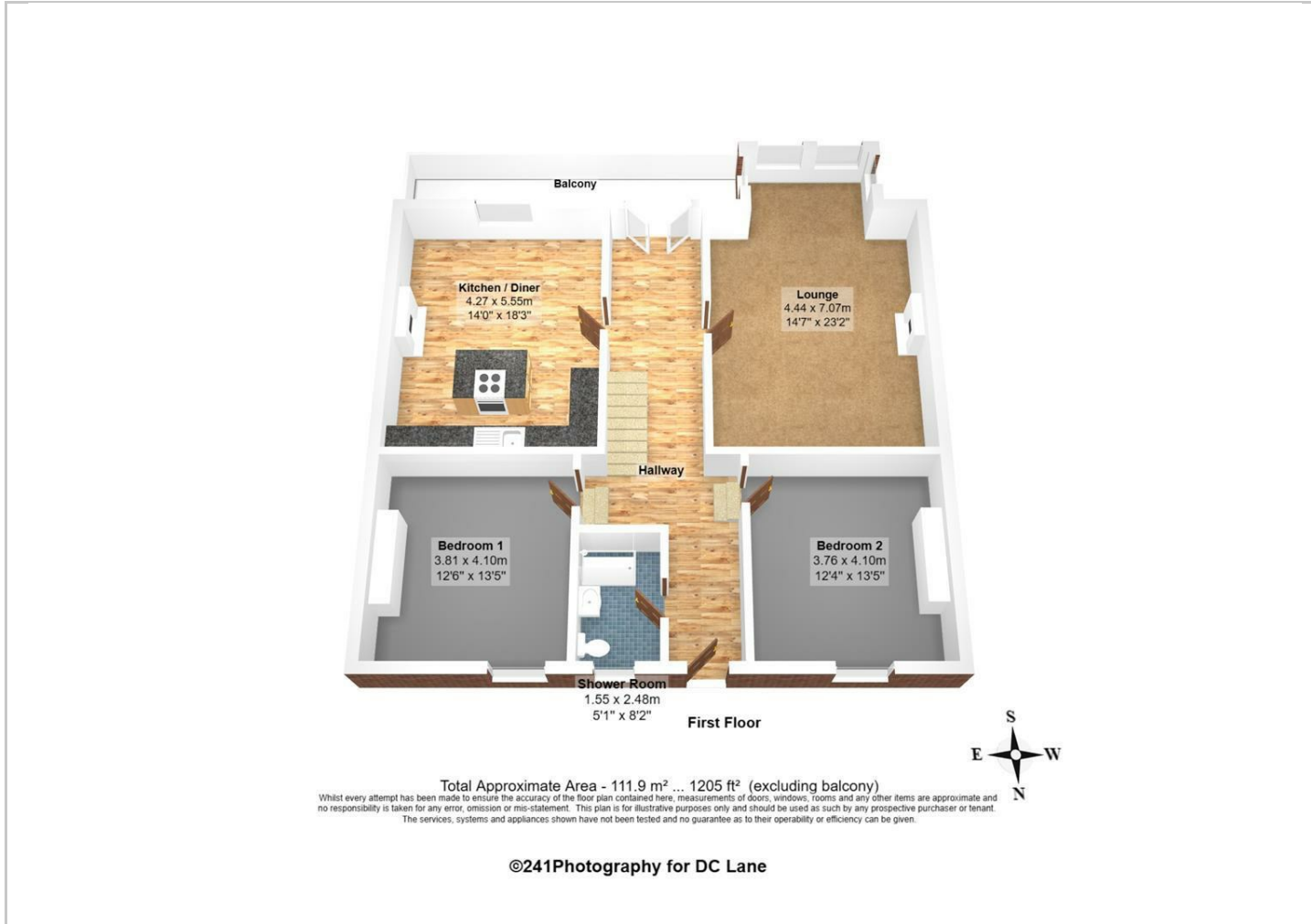


**Council Tax Band: B**





## Floor Plans

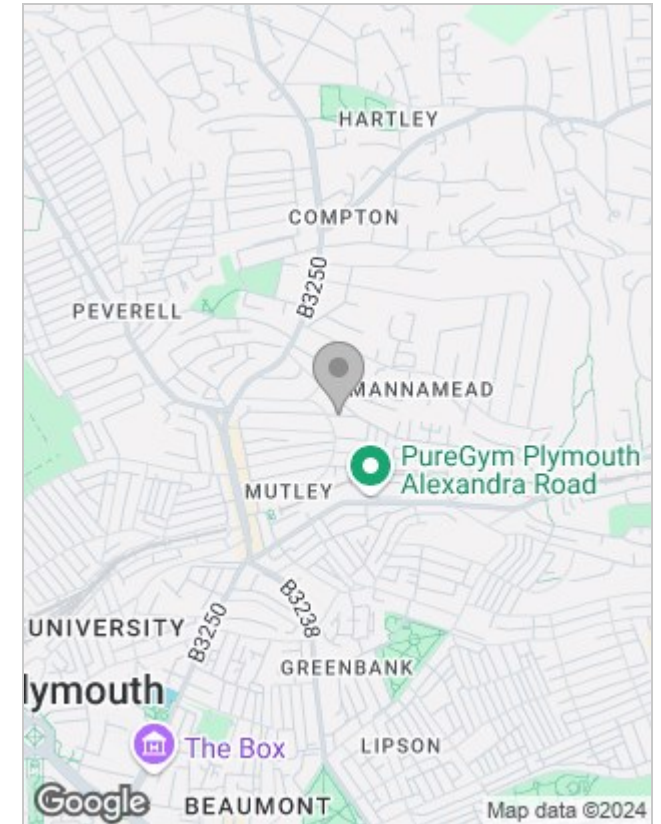


## Viewing

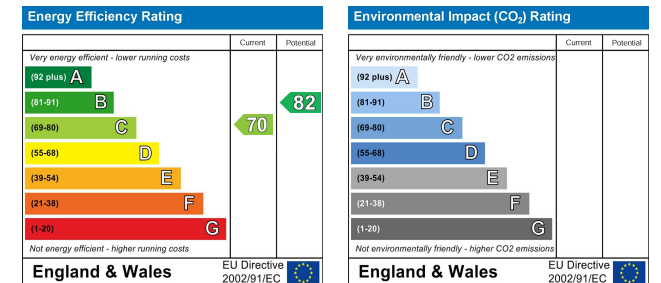
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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