



**DC**  
LANE

SELL • LET • MANAGE

Boundary Place, Plymouth, PL6 7FD  
Offers In Excess Of £148,000 Leasehold

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Offers In Excess Of £148,000

# Boundary Place

Plymouth, PL6 7FD

- Modern Apartment
- Second Floor
- North Plymouth
- Open Plan Living
- No Onward Chain
- Two Double Bedrooms
- Bathroom & En Suite
- Allocated Parking
- Juliette Balcony
- Council Tax Band B

DC Lane are delighted to present this modern two bedroom purpose built apartment within a popular development in North Plymouth with close proximity to Derriford Hospital, Superstores and Dartmoor National Park and with easy access to A38 and all major routes.

With video security door entry into a well maintained communal hallway the apartment is positioned on the second floor and has a storage cupboard outside the entrance to the apartment. The hallway leads into the open plan kitchen/dining living room featuring a modern kitchen, dual aspect allowing light to flood through and french doors opening onto a Juliette balcony from the dining area. There are two double bedrooms serviced by an ensuite shower room to the master bedroom and modern bathroom with shower over. There is allocated parking for one vehicle and communal green spaces.

With no onward chain this would make an ideal property as a first time buy or a buy to let investment and a viewing is highly recommended.



## Second Floor

Living Room/Kitchen 18'8" x 16'8" (5.70 x 5.10)

Bedroom One 8'2" x 9'3" (2.51 x 2.82)

En-Suite

Bedroom Two 6'4" x 9'3" (1.94 x 2.82)

Bathroom 6'4" x 6'6" (1.94 x 1.99)





## Directions

From the office turn right onto Mannamead Rd/B32501.2 mi At Manadon Roundabout, take the 4th exit onto the A386 slip road to Tavistock0.3 mi Merge onto Manadon Hill/A386 Continue to follow A386 0.7 mi Keep left to continue on Tavistock Rd/A386 0.4 mi At Derriford Roundabout, take the 2nd exit and stay on Tavistock Rd/A386 0.8 mi Keep right to stay on Tavistock Rd/A386 0.3 mi Turn left onto Boundary Pl property will be on the right

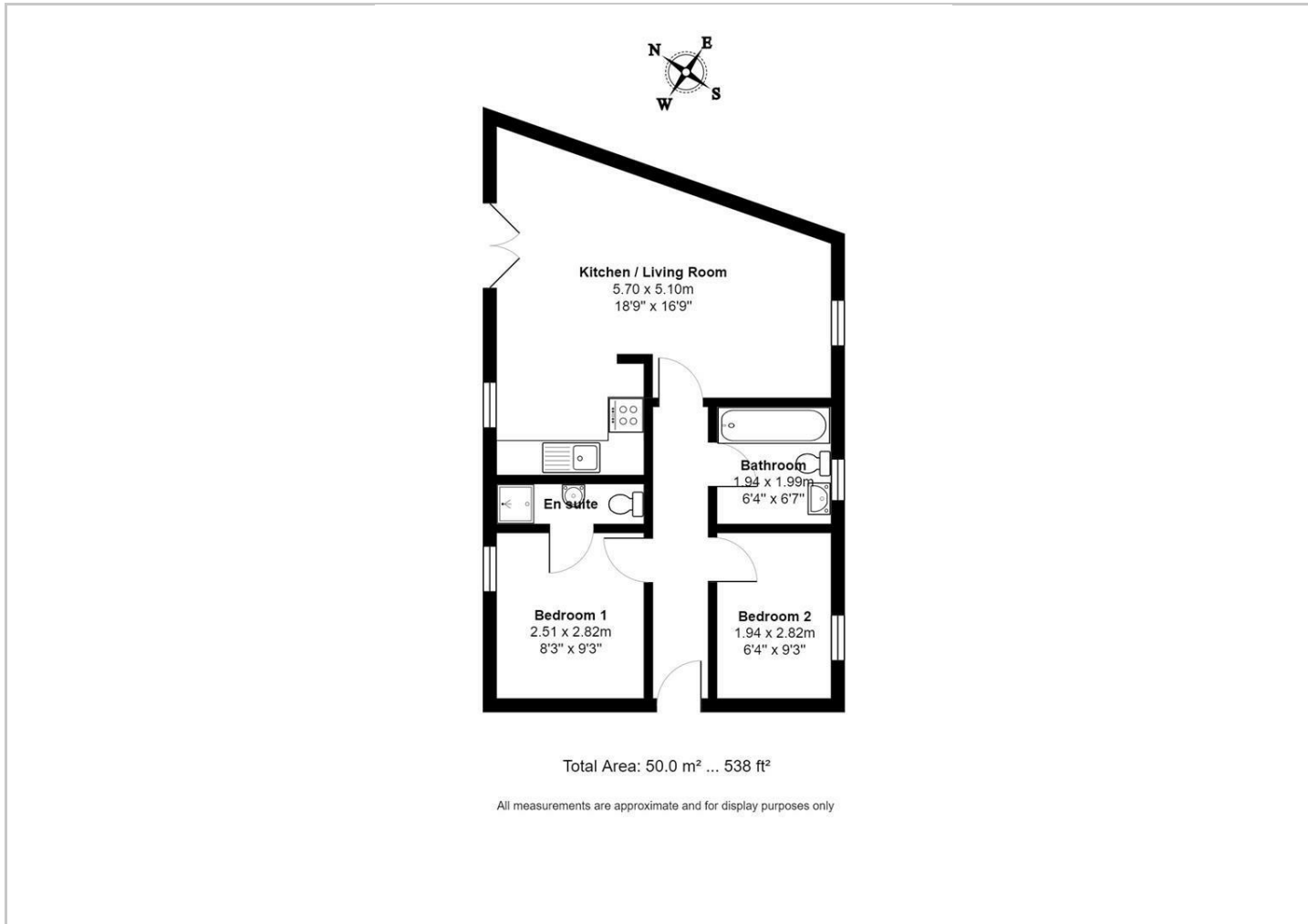
**Council Tax Band: B**

## Scan for Material Information





## Floor Plans

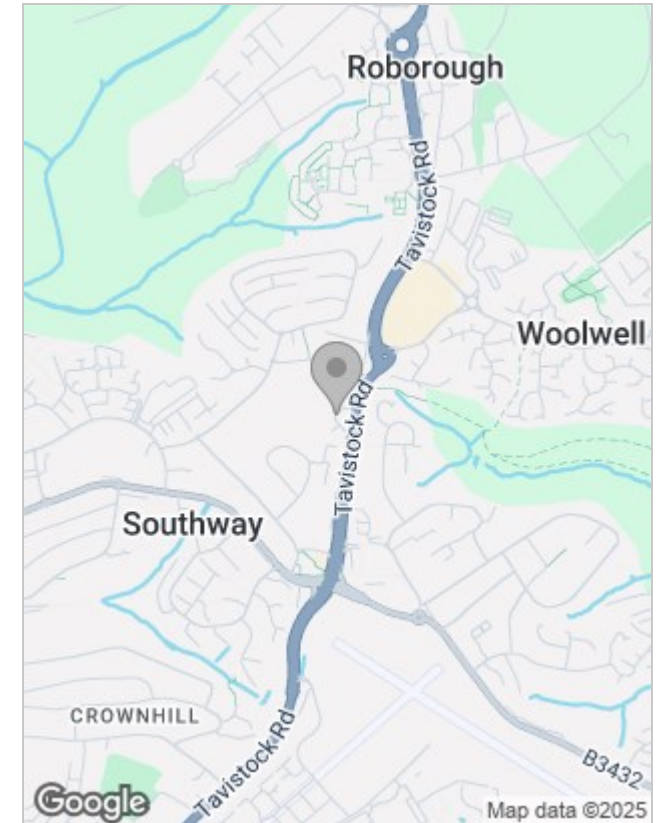


## Viewing

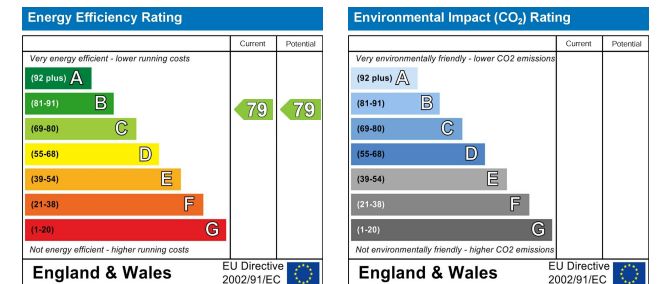
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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