

**Offers Over £130,000**

**LAWSON**  
Estate Agency...Only Better



**FIRST FLOOR FLAT, 200 BEAUMONT ROAD, ST. JUDES,PLYMOUTH, PL4 9EF**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**



## FULL DESCRIPTION

Lawson are delighted to market this well-appointed first floor apartment in Beaumont Road, just a short walk from all amenities and a regular bus route. The property benefits from having a well-attended accommodation comprising, a composite communal front door leading into a small communal hallway and a wooden inner door to the private entrance; with carpeted stairs leading to the first floor. On the first-floor landing, there is a pull-down loft access and space for a desk.

The sitting room is of good size boasting a bay window to the front elevation, a moulded ceiling, and wooden effect flooring. Bedroom one is a large double and has a window to the rear. Bedroom two is a good sized single with a window to the front.

The stylish kitchen/diner is fitted with a matching range of base and eye level storage cupboards, post formed worksurfaces, ceramic sink drain unit with mixer tap, tiled splash backs, an integral electric oven, dishwasher, four burner hob, filter canopy, plumbing for a washing machine, a wall mounted gas combination boiler, wood effect flooring, a window and door to the rear.

The bathroom is fitted with a matching 3-piece suite comprising, a pedestal wash hand basin with storage benefit and mixer tap, low level WC, panel enclosed bath with a direct feed shower unit, tiled splash backs and folding glass screen and window to the side elevation.

This property is held on a leasehold basis with approximately 120 years remaining on the lease and has a maintenance charge of XXX and a ground rent of XXX.

## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTC and ADSL available.

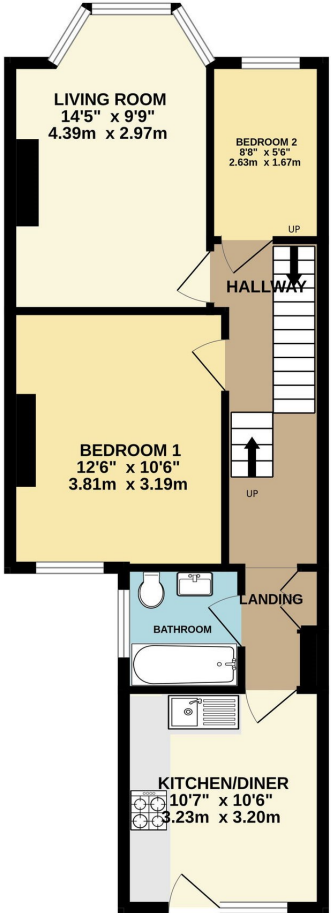
## PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



# FLOOR PLAN

GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## SERVICES

Mains water, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2024/2025 is £1,476.58 (by internet enquiry with Plymouth City Council). These details are subject to change

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2025.

## BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

