

**Price £245,000 Leasehold**



**FLAT 4, 5-7 DURNFORD STREET, STONEHOUSE, PLYMOUTH, PL1 3QJ**

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



## FULL DESCRIPTION

Lawson are delighted to market this luxury second floor apartment located within this exclusive, Grade II listed Georgian building formerly known as Regent Brewers which was established in the 1800s. This apartment is accessed via a video entry intercom system and comprises, an open plan kitchen/lounge/diner with two large west facing Sash windows to the front elevation, a range of fitted base and eye level storage cupboards, an integral Neff electric oven, four burner Neff induction hob, filter canopy, dishwasher, fridge freezer, washer/dryer, stainless steel sink drain unit with a mixer tap, under unit lighting, high quality grey wash oak LVT flooring.

Bedroom one is a very large double room with two large Sash double glazed windows to the front elevation and a feature panel wall. Bedroom two is a further large double with a Sash window to the rear elevation.

The shower room is fitted to an incredibly high standard with a luxurious three piece suite comprising, an oversized shower cubicle with a direct feed shower unit and drencher head, floating WC and a floating sink unit with storage beneath and tiled splash backs, wooden shelves and Sash window to the rear elevation, extractor fan, marble effect flooring and a heated towel rail.

Externally, there is secure allocated parking for one vehicle. The car park and entrance are both covered by a communal CCTV system.

This property is held on a leasehold basis with a new lease of 999 years in place and has an annual service charge of £854 - £1,401.

## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection is high speed fibre optic (Virgin).

## 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.





*Gross Internal Floor Areas include garages if applicable to flats. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 3%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.*

## FLAT 4

Gross Internal Floor Area:	70 sqm
Kitchen / Dining / Lounge	4.5m x 5.3m
Bedroom	4.5m x 5.5m
Bedroom	4.0m x 2.8m
Shower Room	3.0m x 1.8m



FIRST FLOOR SECOND FLOOR THIRD FLOOR

### 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, gas, electricity and mains drainage.

### VIEWING

By appointment with Lawson

### OUTGOINGS

We understand the property is in band ' TBC ' for council tax purposes and the amount payable for the year 2023/2024 is £ (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 2024.

### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



