



## Barbican Court, PL4 Offers over : £160,000

Located on the cobbled streets of the historic Barbican and a just short walk to the Plymouth waterfront is this attractive first floor apartment. The property is beautifully stylish and has a modern finish throughout with a fitted kitchen, three-piece bathroom, and a spacious master bedroom, as well as a contemporary second bedroom.

As the apartment is situated on the first floor, the home offers an attractive elevated outlook, as well a sense of privacy and seclusion. The apartment is just a few moments' walk from award winning restaurants, bars and local amenities. The design of the home creates an unrestricted, social layout perfectly suited to entertaining and therefore would adequately suit a younger first-time buyer looking for that cosmopolitan lifestyle or alternatively due to its location, a buy to let, or holiday let investor looking to capitalise on the demand for rental property in the area. The apartment is one of four in the building and currently has 56 years remaining on the lease. The current owner has had in depth discussions with the freeholder and can offer various ways forward with a lease extension based on a buyers requirements. EPC: D



## Rooms

**Entrance Hall** 11'4" x 4' (3.45m x 1.22m).  
Comprises; carpeted flooring, storage heater, airing cupboard and storage cupboard.

**Lounge/Diner** 16'1" x 10'10" (4.9m x 3.3m).  
Comprises; carpeted flooring, single glazed window to the front aspect with secondary glazing and two storage heaters.

**Kitchen** 7'9" x 6'10" (2.36m x 2.08m).  
Comprises; tiled flooring, single glazed window and secondary glazing, integrated electric hob and oven, stainless steel sink and drainer.

**Bedroom One** 11'8" x 10'9" (3.56m x 3.28m).  
Comprises; carpeted flooring, single glazed window to the front aspect with secondary glazing.

**Bedroom Two** 9'11" x 7'10" (3.02m x 2.4m).  
Comprises; carpeted flooring, single glazed window to the rear with secondary glazing.

**Bathroom** 7'5" x 5'6" (2.26m x 1.68m).  
Comprises; fully tiled floor and wall, bath, shower, washhand basin, toilet and single glazed window to the rear.

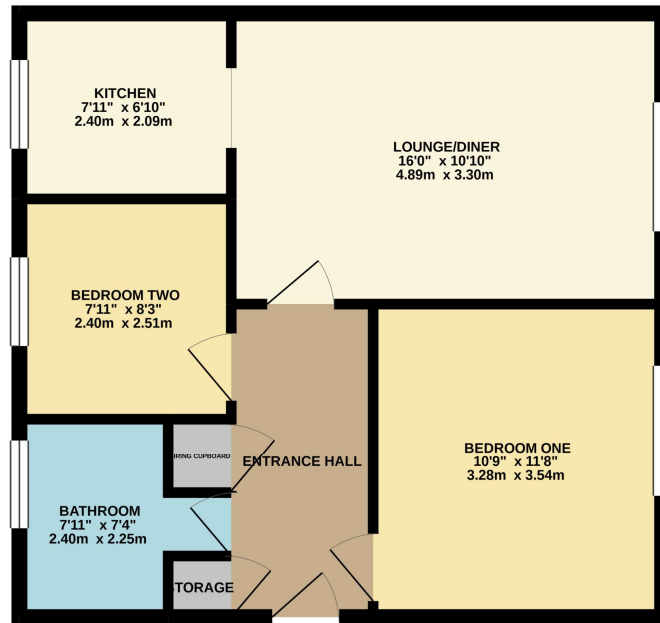
## Charges

Council Tax Band:





FIRST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 537 sq.ft. (49.9 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 for 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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