



## Flat 48 Armstrong House, 60 Exeter Street, Plymouth

### Price £119,950 Leasehold

This well presented sixth floor apartment is perfectly positioned for easy access to the City centre, bars and restaurants available at the Barbican and Plymouth University. It offers a property you could slot right into with no fuss. It has been recently redecorated and re carpeted making it an ideal first time buy or buy to let investment purchase.

Located on the sixth floor there are lovely open views out over the city and ease of access via one of the two lifts. There is a fresh open plan lounge/kitchen/diner offering a fantastic entertaining and sociable space to enjoy. There are two double bedrooms and a fresh bathroom. This property has been well maintained and is being offered with no onward chain.

**0.95%**

Min Fee £1200  
INCLUDING  
VAT

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[www.mayerestateagents.co.uk](http://www.mayerestateagents.co.uk)



## Location

This apartment is situated between Sutton Harbour and the waterfront and in one direction you will find all the wonderful amenities the city centre has to offer including the Theatre Royal and Drake Circus shopping complex. In the other direction you will find within easy walking distance all the bespoke and bustling bars and restaurants that the Barbican has to offer.

## Apartment & Building

This is a spacious sixth floor apartment which boasts wonderful views out over the rooftops of the City.

Entry is by a door with security entry system to a communal entrance hall with lifts and stair access.

## Hallway

You enter this immaculate apartment into a sizeable entrance hallway offering ample room to greet guests and place coats and shoes. There is access to all rooms and into a useful storage cupboard perfect for storing away the Hoover and ironing board. There is a wall heater and light fitting.

## Open Plan Lounge/Kitchen/Diner

19'3" (5.87m) x 11'3" (3.43m)

This wonderfully light and airy space is the perfect spot for enjoying an evening of entertaining. There is a large window framing the lovely view out over the roof tops and this is a spectacle that is lovely both day and night. There is plenty of space for those much loved corner sofa's and a dining table set. The kitchen area is well formed offering plenty of work top



and storage space. There is room for a fridge/freezer, washing machine and dishwasher with an integrated sink with drainer and oven, hob and extractor. There are two wall heaters and a light fitting with spotlighting also.

#### Bedroom One

12'10" (3.91m) x 9'10" (3m)

This freshly decorated room is a well proportioned space ready for you to simply slot your furniture straight into. There are lovely views and a wall heater and light fitting.

#### Bedroom Two

12'11" (3.94m) x 7'11" (2.41m)

This is a great proportioned room and would function well as a guest space or home office or a combination of the two. There is a wall heater and light fitting.

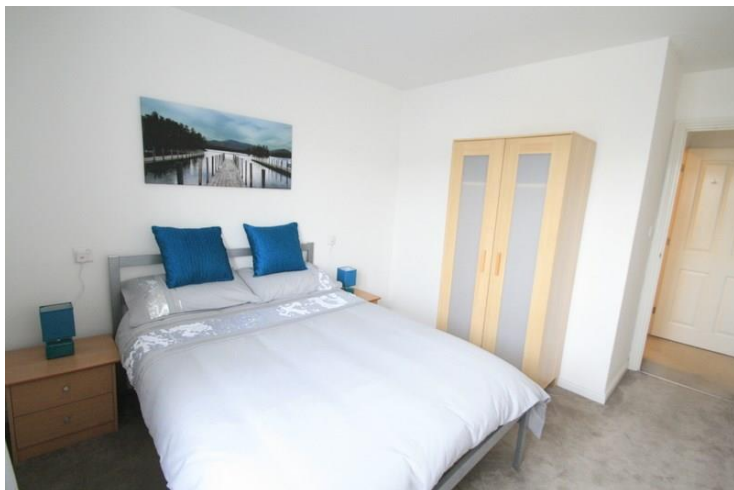
#### Bathroom

This spacious bathroom is a clean and fresh space to utilise from day one. There is a white bath with a shower over, a low level wc and a wash hand basin. There is a towel heater and light fitting.

#### Lease Details

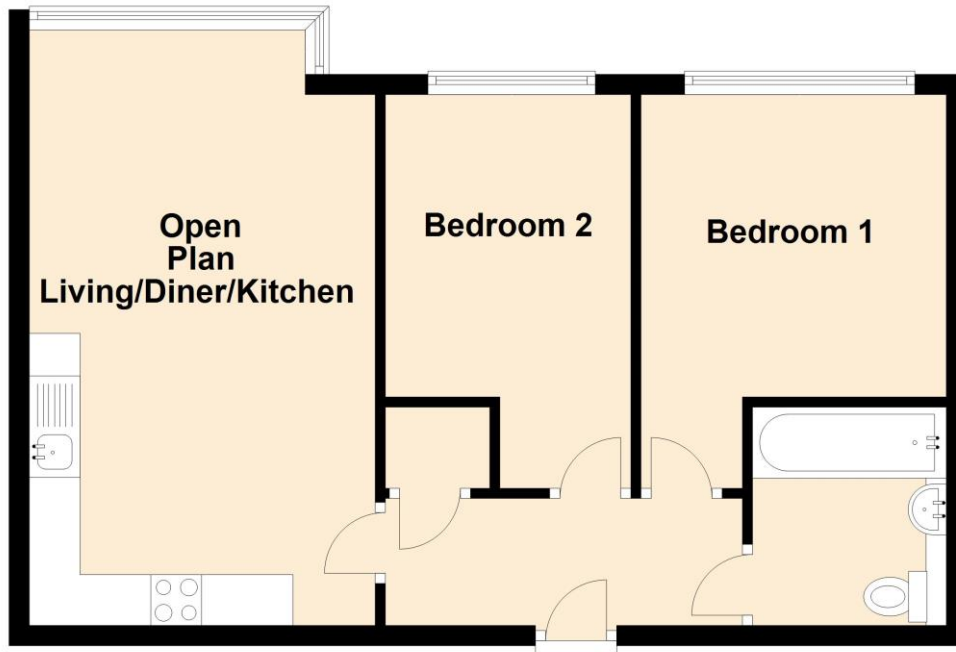
Approx £936.40 Service Charge Per Annum

145 Years Left On The Lease



## Sixth Floor

Approx. 49.0 sq. metres (527.8 sq. feet)



Total area: approx. 49.0 sq. metres (527.8 sq. feet)

### Directions

Please contact the office for directions

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) A		75
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### Please Note The Following

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services, please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm.

We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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