

FOR SALE

Price £107,800



Alan Cummings  
estate agents & valuers





# Flat 9, Ashbourne House, Friars Lane, Barbican, Plymouth, Devon, PL1 2LH

- **WELL-PROPORTIONED TOP FLOOR APARTMENT**
- **SPACIOUS LOUNGE/DINING ROOM**
- **FITTED KITCHEN**
- **GOOD SIZE DOUBLE BEDROOM**
- **BATHROOM/WC**
- **ELECTRIC HEATING**
- **STAIR OR LIFT ACCESS**
- **SECURE ENTRY PHONE SYSTEM**
- **SET IN THE RENOWN HISTORICAL BARBICAN AREA**
- **CLOSE TO CITY CENTRE**

**THE PROPERTY** A top floor (fourth floor) apartment offering well-proportioned light and airy accommodation and from the lounge/dining room, kitchen and bedroom having long views looking across the city. Having electric heating. The building offering a secure entry phone system and lift or stair access to this apartment.

**LOCATION** Found in Friars Lane just off Southside Street in the historic area of the Barbican which offers a good variety of local services and amenities. The position also convenient for a wide range of additional services and amenities found within walking distance in the city centre.

**STORM PORCH** Covered. Door entry phone system Individual letter box. Glazed door into:

## **GROUND FLOOR**

**HALL** Stair or lift access to the fourth floor.

**LANDING** Door into:

## **FLAT 9**

**HALL** Door entry phone handset. 'Creda' night storage heating unit. Airing cupboard housing factory insulated hot water tank with dual immersion heaters. Storage cupboard.

**LOUNGE/DINING ROOM** 14' 7" x 13' 9" max. (4.44m x 4.19m max.) Two windows to the front elevation with long views across the city. Seven ceiling swivel downlighters. T.V. aerial and telephone points. Shelved display recess. Night storage heating unit.

**KITCHEN** 11' 9" x 6' 5" (3.58m x 1.96m) Window to the front with similar long view looking over the city. Range of cupboard and drawer storage set in base units. Roll edge work surfaces with tiled splashbacks. Stainless steel sink with mixer tap. Separate water filter. Space and plumbing for automatic washing machine. Space for cooker with electric cooker point and space suitable for fridge. Fitted pine wall shelves.

**BEDROOM** 11' 8" x 11' 7" max. (3.56m x 3.53m max.) Window to the front with similar long views over the city. Recessed storage area housing mains electric meter and fuse boxes with trip switches. 'Creda' night storage heating unit.

**BATHROOM** Roof light. White suite comprising wc, pedestal wash hand basin with tiled splashback, panelled bath with shower and shower screen.

**FIXTURES AND FITTINGS** The fitted floor coverings, carpets and laminates and light fittings are included in the sale price. All other items are available by separate negotiation.

**TENURE** Leasehold. **COUNCIL TAX BAND** A

## **OFFICE**

10-12 Eggbuckland Road  
Henders Corner

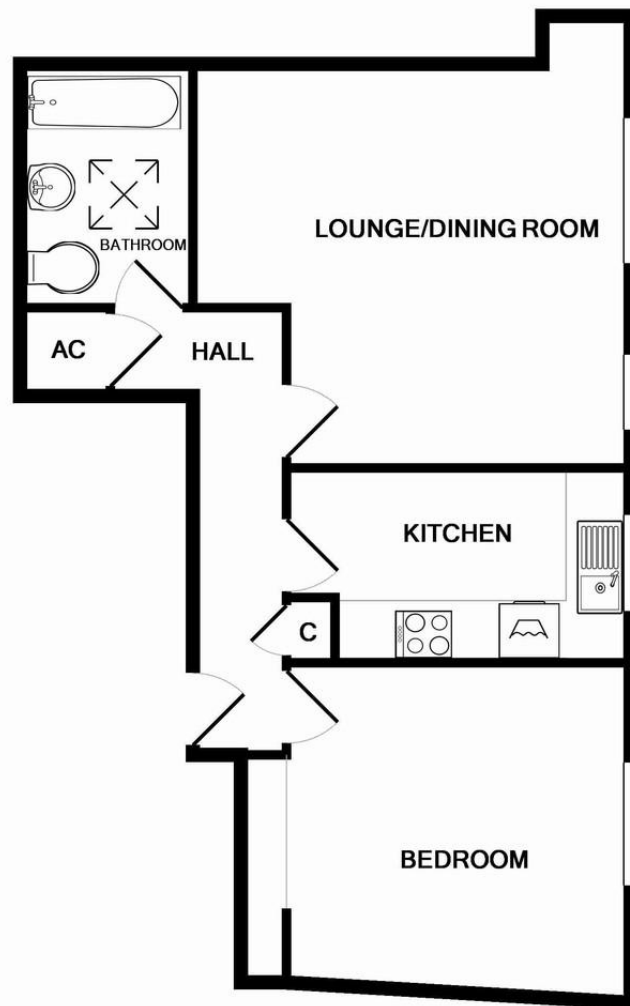
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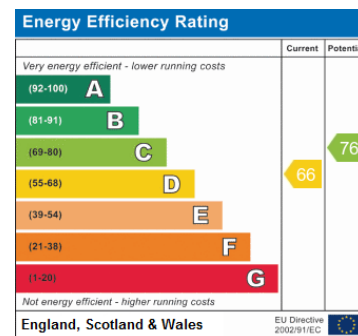
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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 F9 Ashbourne House

