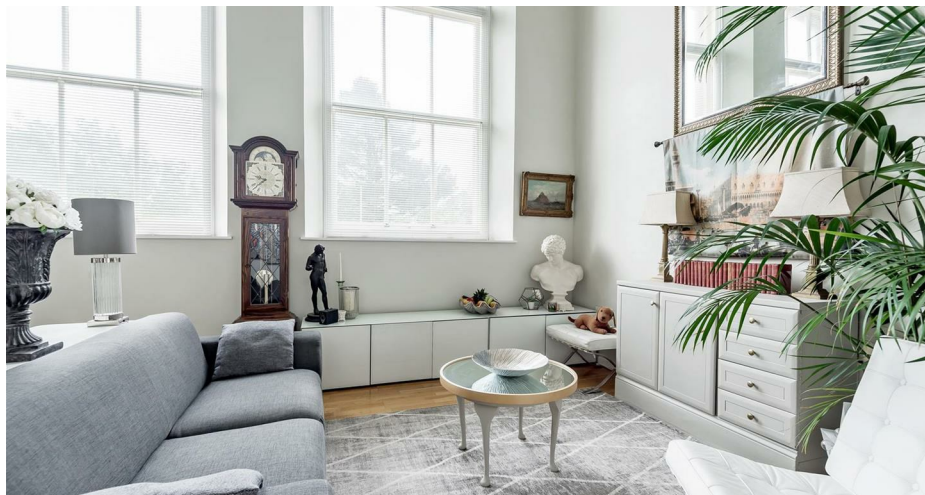




80 Paradise Road

80 Paradise Road, Plymouth, Devon PL1 5QR



Sat Nav PL1 5QR

A super stylish duplex apartment situated in a beautiful Grade II listed building situated in the sought after Stoke area of the city, within walking distance close to local shops and amenities. The apartment boasts stunning open plan living, bathroom, en-suite shower room, allocated parking for one car and communal gardens.

- Superb Historic Building
- Open Plan Living Room
- Well Equipped Kitchen
- Allocated Parking Space
- Underfloor Heating
- Family Bathroom & En Suite Shower Room
- Communal Gardens
- Double Bedroom
- South Facing

Guide Price £150,000

LOCATION

A fantastic south facing one bedroom apartment within a unique Grade II listed historic building. This stunning conversion and restoration of the old Technical College was built to celebrate Queen Victoria's Diamond Jubilee and is situated within walking distance of Victoria Park, and the café's, restaurants and attractions of the waterside Royal William yard. The City Centre and University are all within walking distance.

DESCRIPTION

A beautifully presented duplex apartment located within a prestigious Grade II listed building situated in the sought after Stoke area of the city, within walking distance of local shops, amenities and attractions. The apartment boasts a stunning open plan living area, attractive modern kitchen, bathroom and en-suite shower room, allocated parking for one car and communal gardens.

ACCOMMODATION

This stunning apartment is entered via an attractive hallway with oak flooring and staircase rising to the upper floor with a deep under stairs storage cupboard. Doors lead to an attractive modern bathroom and another door through to an open plan reception room with a continuation of oak flooring and currently two defined areas for sitting and dining – featuring large south facing windows providing excellent natural light. There is an attractive contemporary fully fitted kitchen with a range of matching base and wall mounted units with co-ordinating worktops and Integrated appliances. The first floor landing also features oak

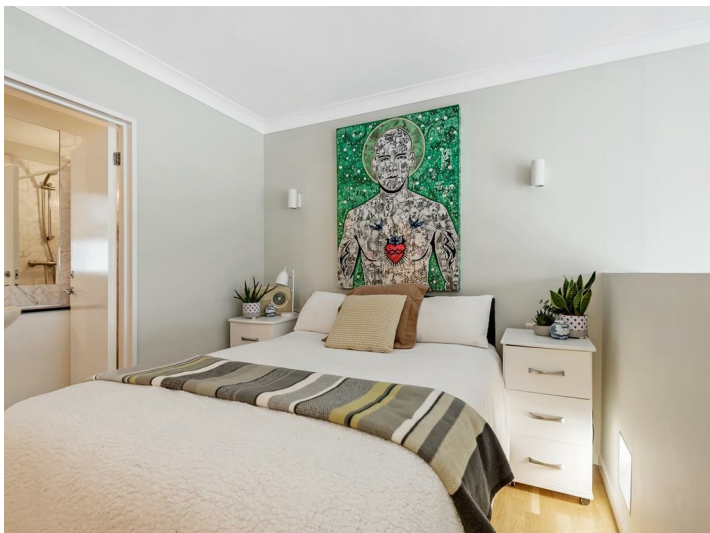
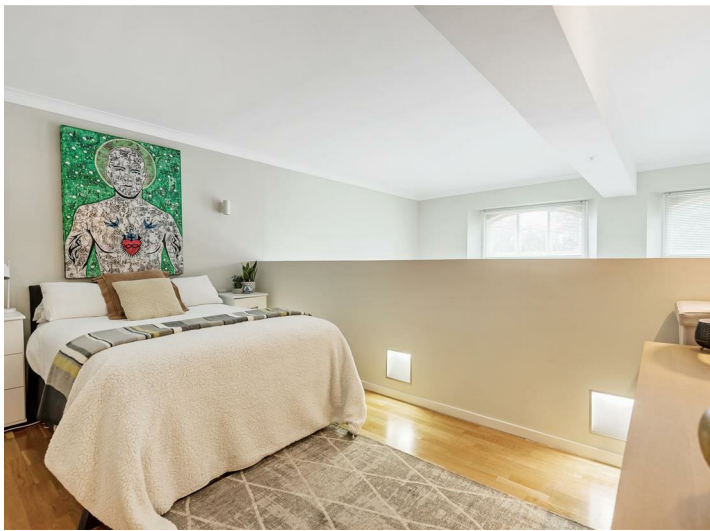
flooring and internal south facing window above the staircase. Two large cupboards provide storage and housing of the hot water cylinder and electric boiler. The galleried bedroom has wall and inset feature lighting. There is a mirror fronted wardrobe with sliding doors and a door leading to the en-suite fitted with a large shower cubical, low level WC and vanity wash hand basin with half tiled marble walls & marble flooring.

OUTSIDE

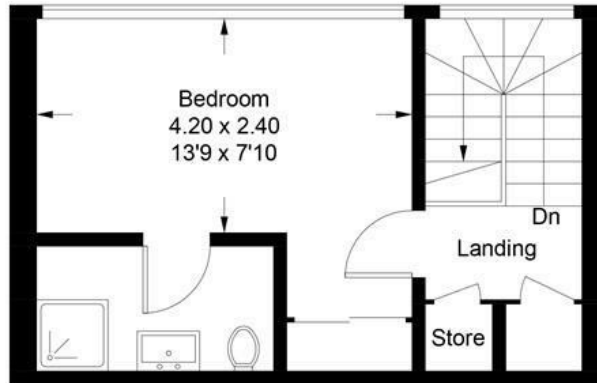
There are delightful communal gardens mainly laid to lawn with surrounding trees and shrubs. There is one allocated parking space to the front of the building.

TENURE AND SERVICES

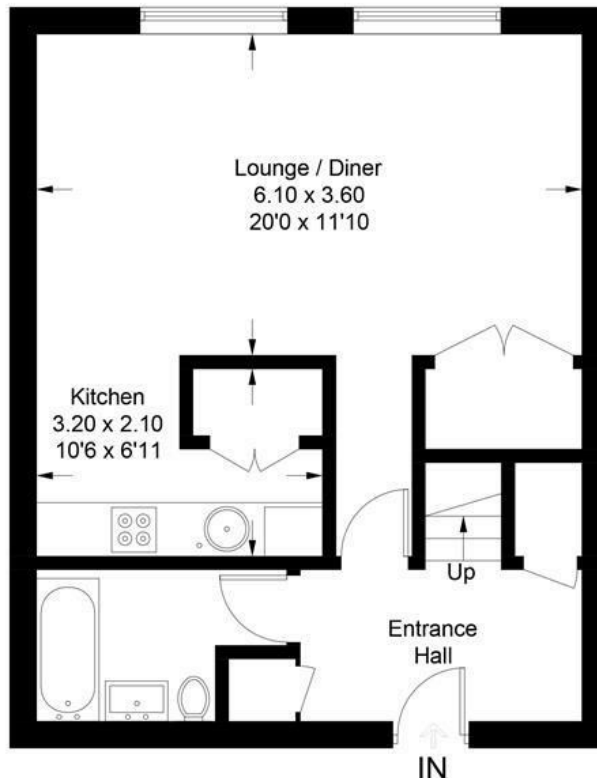
Tenure: Leasehold (Approx. 205 years remaining)
Service Charge: approx.. £480 per quarter
Ground Rent: £185.00 per annum.
Council Tax: Band C (£1,422.05)



Approximate Gross Internal Area = 70.9 sq m / 763 sq ft



First Floor

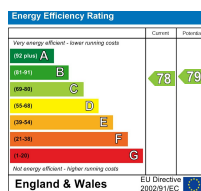


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID773259)

These particulars are a guide only and should not be relied upon for any purpose.

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