



# NEW STREET, THE BARBICAN

PLYMOUTH, PL1 2ND



*“This gorgeous apartment is tucked away in Plymouth’s historic Barbican. Complete with a private south facing rear garden, this apartment is full of character and has its own private entrance.”*

Luke Boon, Branch Manager





## New Street, The Barbican, Plymouth PL1 2ND

Gorgeous two bedroom apartment located on Plymouth's historic Barbican. Full of charm and tradition, with a host of period features, two reception rooms, private south facing rear gardens and access to permit parking. Viewing highly advised.

- Ground Floor Apartment
- Grade II Listed
- Private South Facing Gardens
- Two Double Bedrooms
- Lounge & Dining Room
- Large Bathroom
- Fitted Kitchen
- Filled With Character
- Access to Permit Parking

Torpoint	3.8 Miles
Plymouth City Centre	1.7 Miles
Exeter	45.9 Miles
Plymouth Railway Station	1.9 Miles
Exeter Airport	49.4 Miles



## LOCATION

New Street is located in the middle of Plymouth's historic Barbican. A stone's throw away from Southside Street and the world famous, Plymouth Hoe. The Barbican has a wide range of local independent traders and restaurants. The Barbican is located within walking distance to Plymouth city Centre, Drakes Circus Shopping Mall and the Barcode Development.

## THE PROPERTY

Located on a quaint cobbled street, you enter the property into the porch via a solid wood door. The porch has a matted floor cover, plus space for shoes and coats and a wood framed door leading into the hallway. The hallway gives access to the lounge, dining room, both bedrooms and the family bathroom.

The lounge has two sash windows to the front elevation and a gothic style storage cupboard with inset windows. The lounge is a great size with wooden French doors which open into the dining room. The dining room has two built in storage cupboards, space for a large dining table and access out to the kitchen.



The kitchen has a range of wall and base mounted units, complete with a roll top work surface. There is plumbing and space for a washing machine and dishwasher, plus an integral fridge/freezer, electric cooker with a four ring gas hob over. There are metro style, tiled splashbacks, a combi boiler which is 18 months old and a stainless steel sink drainer unit, complete with a mixer tap over. There is space for a small table and chairs and a door which leads out to the private, southerly facing gardens.

Both bedrooms are a great double size, with the master bedroom overlooking the rear gardens and benefiting from a large built in wardrobe. Both bedrooms are very well presented, with the second bedrooms having a sash window to the front elevation, plus a handy couple of smaller built in wardrobes. The family bathroom has a p shape panelled bath with a shower overhead, a low level w/c and a pedestalled hand wash basin. The walls are half tiled and there is a mirrored storage cupboard to finish.

## OUTSIDE

Externally, the rear gardens are private and south facing. The gardens are hard paved and have space for a bistro set and a number of potted plants and shrubs. The property can also apply for a residents parking permit from Plymouth City Council.

## TENURE & SERVICES

Tenure – Share of Freehold

Lease Length – 970 years

Service & Maintenance – Costs are split four ways between the four apartments in the building.

EPC – Exempt – Grade II Listed

Council Tax Band - C

## Price - £220,000

*Viewing - Viewing of this property can be arranged through Atwell Martin and is strictly by appointment only*

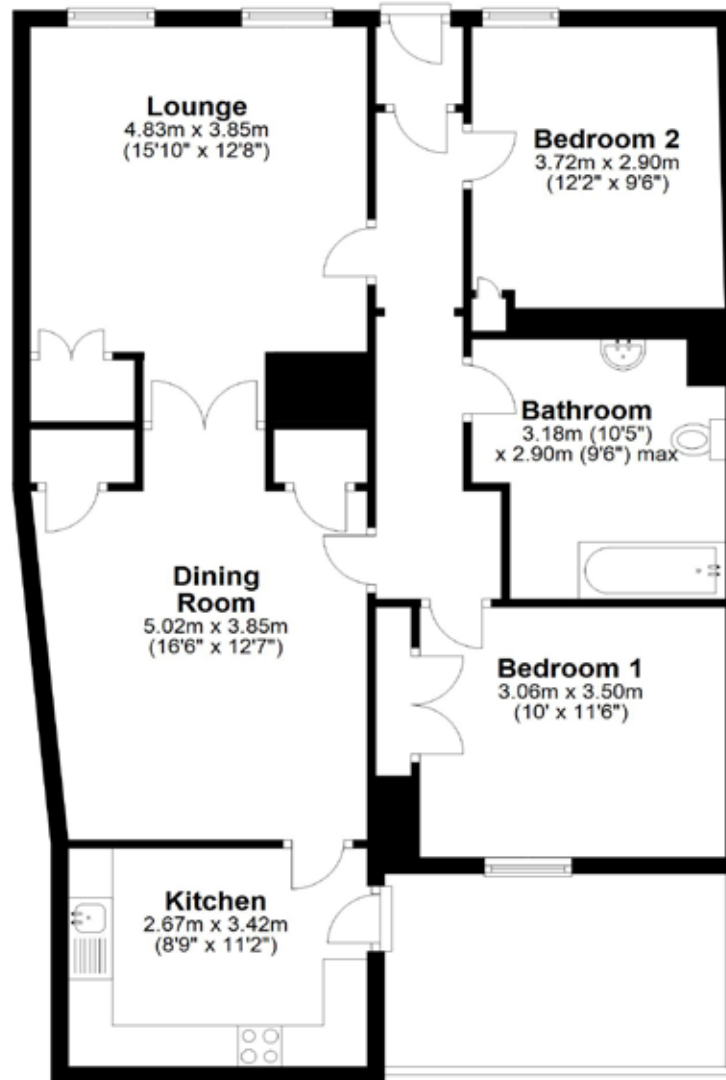






## Ground Floor

Approx. 88.3 sq. metres (950.6 sq. feet)



Total area: approx. 88.3 sq. metres (950.6 sq. feet)

**New Street, The Barbican, Plymouth**

Whilst every attempt has been made to ensure the accuracy of the floor plan(s) contained here, measurements or 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.



## Meet the Sales Team



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### **Associated London office in Park Lane W1**

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