



Queens Gate, Lipson, Plymouth, PL4 7PW

£330,000 LEASEHOLD





## Queens Gate

Lipson, Plymouth, PL4 7PW

Beautiful ground floor apartment, with far reaching sea view, private gardens & off road parking. Complete with a plethora of period features, three double bedrooms, main en-suite & cellar storage.

Council Tax band: B

Tenure: Leasehold

- Beautiful Victorian Ground Floor Apartment
- Private South Facing Gardens & Off Road Parking
- Private Road
- Far Reaching Sea Views
- Three Double Bedrooms
- Main Bedroom Suite with En-Suite Bathroom & Dressing Room
- Cellar & Store Room
- Kitchen/Dining Room
- Lounge
- 2026 Sq. Ft



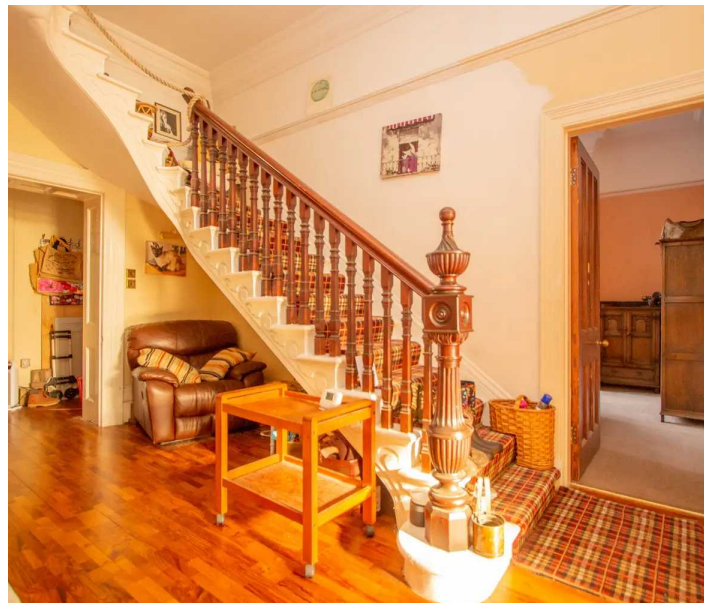
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You enter the property into the porch through the original front door. The porch has space for shoes and coats, with another door which opens into the main entrance hall. The entrance hall gives access to the lounge, kitchen/dining room and bedrooms two and three. There is a stunning staircase and a plethora of period features. There is door leading through to a rear hallway.

The rear hallway gives access into the shower room, plus a rear entrance with storage cupboard, a door leading down to the cellar, the main bedroom suite and the shower room.

The lounge is an excellent size, with an array of period features and a large bay window to the front elevation, with views towards Plymouth Sound and over the park. The kitchen/dining room is a fabulous size, with a large bay window offering similar views, with a large fitted kitchen and an array of features. The kitchen has a range of integral NEFF appliances, an island and a range of wall and base mounted units.



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The main bedroom has a window to the rear elevation with access into an en-suite bathroom and a walk in wardrobe. There is a door leading through to a workshop and a door out onto Queens Road. The en-suite has a free standing bath, his and hers sink and a low level w/c. The en-suite is fully tiled and has two windows to the rear elevation. The dressing room has a range of open wardrobes and offers excellent storage space.

Both bedrooms two and three are an excellent double size, with windows to the rear elevation.

The shower room has plumbing for a washing machine and a tumble dryer, plus a walk in shower cubicle, low level w/c and a hand wash basin. There is a window to the side elevation. The cellar is an excellent storage space which houses the combi boiler.





## Outside

Externally, the property has a south facing garden, with a large lawn area and a patio. There is a driveway with parking for two cars. The property is set on a private road.

## Tenure & Services

Tenure - Leasehold

Lease Length - 961 Years

Service Charge & Ground Rent - Split Three Ways As and When

EPC - TBC

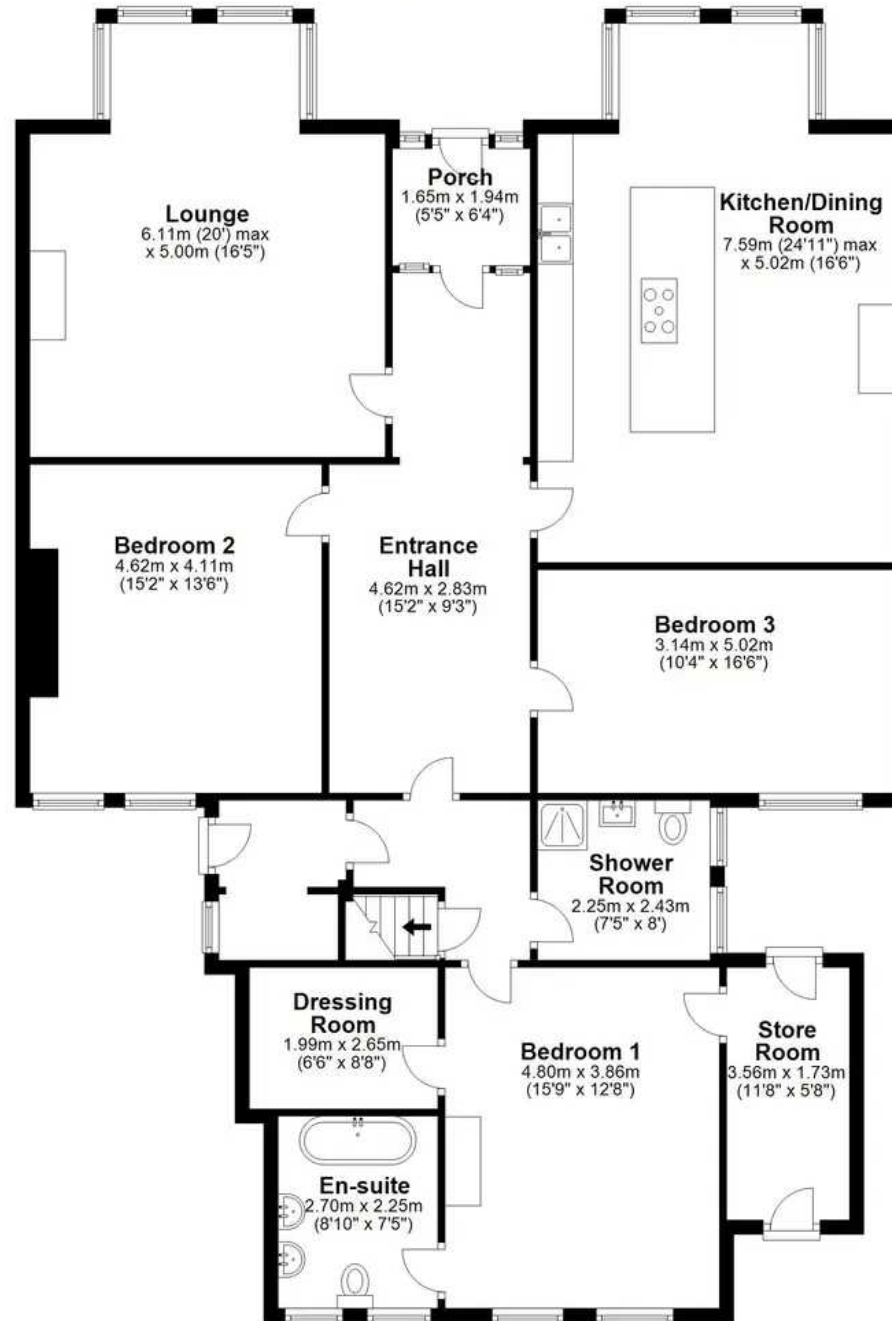
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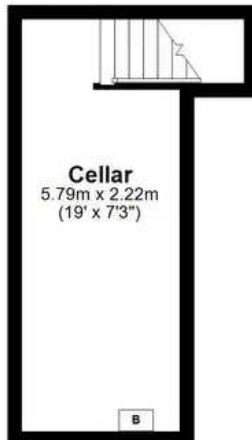
### Ground Floor

Approx. 174.6 sq. metres (1879.3 sq. feet)



### Cellar

Approx. 13.7 sq. metres (147.0 sq. feet)



Total area: approx. 188.2 sq. metres (2026.3 sq. feet)

Queens Gate, Freedom Fields Park, Plymouth



## Atwell Martin

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