



**Armstrong House, 60 Exeter Street, Plymouth, PL4 0AP**

**£240,000 LEASEHOLD EPC: C**







## Armstrong House

60 Exeter Street, Plymouth

A superb 8th floor apartment in a City Centre location, enjoying panoramic views across Sutton Harbour, Plymouth Hoe, Mount Batten and Plymouth Sound...

Council Tax band: D

Tenure: Leasehold

- 775 sq ft
- Kitchen
- 2 Double Bedrooms, 1 En Suite
- Light and Spacious
- Open Plan Reception with 5.6m Balcony
- Secure Allocated Undercover Parking



# Armstrong House

60 Exeter Street, Plymouth

A superb 8th floor apartment in a City Centre location, enjoying panoramic views across Sutton Harbour, Plymouth Hoe, Mount Batten and Plymouth Sound.

Enjoying a light and spacious layout comprising open plan reception room with 5.6 metre balcony, kitchen, 2 double bedrooms, en-suite shower room, family bathroom, secure allocated undercover parking.

## LOCATION

The apartment is located within close walking distance of the city centre with its many amenities including the nationally renowned Theatre Royal, the Drake Circus shopping complex and the historic Barbican with its host of bars, cafes, restaurants and bespoke shops.

## OUTSIDE

The property has a South facing balcony offering far reaching views across Sutton Harbour towards Plymouth Sound and beyond. The apartment benefits from one allocated parking space in a secure covered car park with direct access into the building. There is also a pedestrian access to the building from Exeter Street.

## DIRECTIONS

From the Cattedown Roundabout take Exeter Street towards the city centre where the property can be found on the left hand side. EPC Rating: B





## DESCRIPTION

A spacious 8th floor apartment enjoying a spectacular, southerly aspect and panoramic views from all principal rooms. There is an open plan reception room with a defined sitting and dining area together with sliding, glazed doors leading out to a timber decked balcony with glass balustrade and toughened glass panels. The kitchen area runs along the back wall and has been fitted with a comprehensive range of units, inset stainless steel sink and single drainer, integrated fan assisted oven and 4 ring electric hob over. There is space for a washing machine and upright fridge freezer and dishwasher. Further accommodation includes two double bedrooms including a master with en-suite shower room, modern family bathroom and hallway with wall mounted video security entry system, and storage cupboards housing the Megaflo pressurised hot water cylinder.

## SERVICE/MAINTENANCE CHARGES

**TENURE:** Leasehold

**LEASE LENGTH:** 150 Years from 2007

**GROUND RENT:** £381.58 Per Annum

**SERVICE CHARGE:** £1,790.60 Per Annum

**Council tax - D**

**EPC:** TBC

## AGENTS NOTE

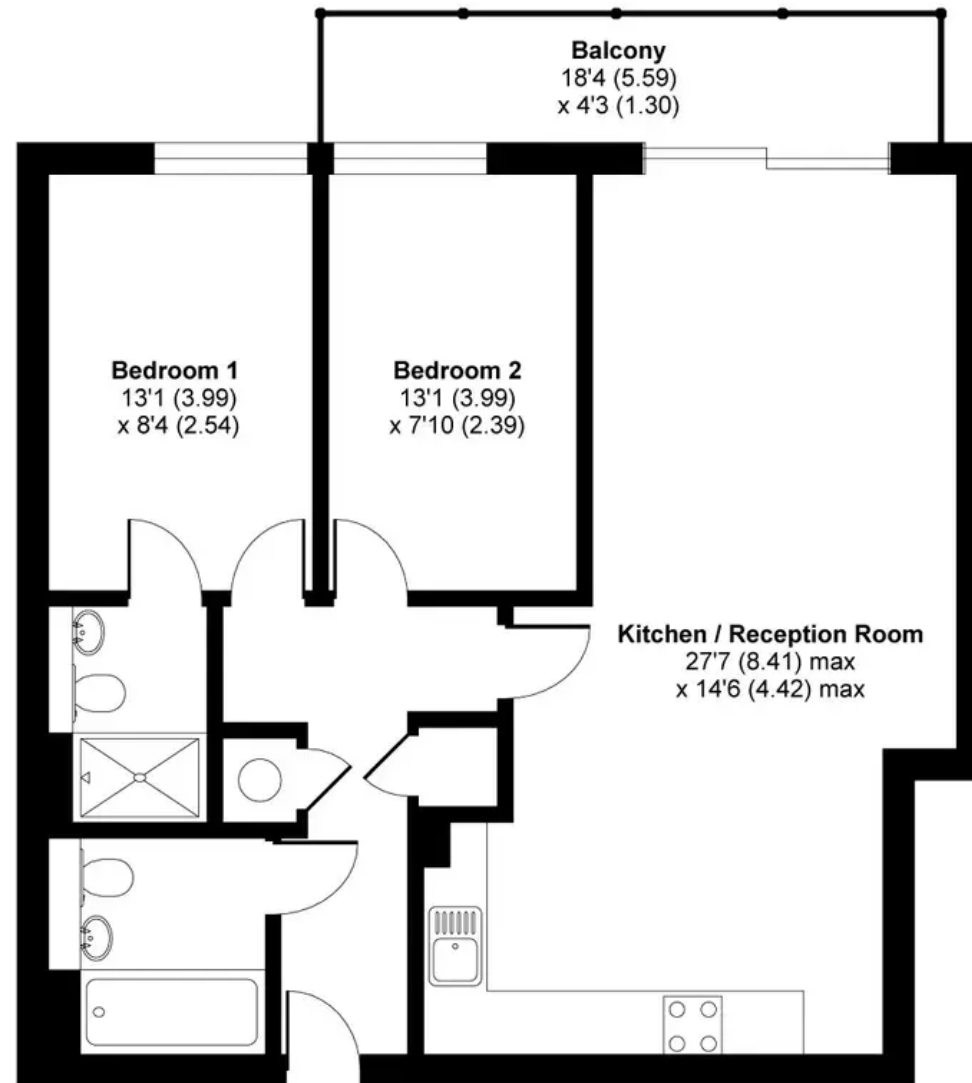
The current owner is a Qualifying Lessee in relation to the Building Safety Act 2022 and has in their possession a valid Freeholder Certificate. In addition, they have relevant correspondence from Barratt Homes from 17th May 2023 confirming their signing of the Building Safety Pledge and their being a signatory to the Developers Self Remediation Contract. Copy of that correspondence can be made available for prospective purchasers.





# Armstrong House, Exeter Street, Plymouth, PL4

APPROX. GROSS INTERNAL FLOOR AREA 775 SQ FT 72 SQ METRES



EIGHTH FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.





## Atwell Martin

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