



**96d Vauxhall Street | The Barbican | Plymouth | PL4 0DD**

**Guide £145,000-£150,000**

A refurbished second floor flat situated within The Barbican.

This delightful property has been the subject of refurbishment and modernisation, now boasting a newly fitted kitchen, fitted bathroom, gas central heating, Upvc double glazed windows, full redecoration and new floor coverings throughout.

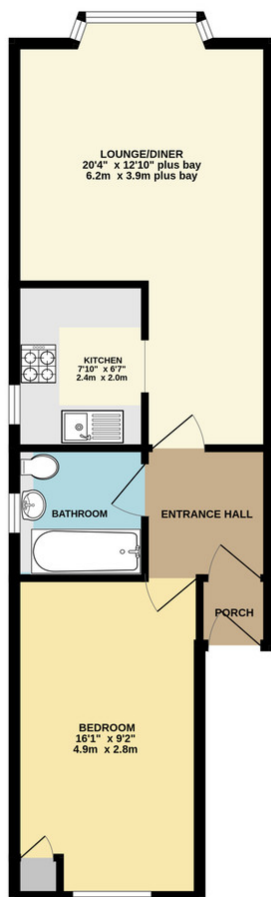
Upon inspection you will find an entrance porch, hall, large lounge / diner, opening to a modern fitted kitchen, a generous bedroom and bathroom. Outside is a large roof terrace with brick storage shed and views across Sutton Harbour towards Plymouth Sound in the distance.

The property is located within a short walk of the City Centre and all the facilities, bars and restaurants.

- Self Contained Flat
- One Bedroom
- Gas Central Heating System
- Upvc Double Glazed Windows
- Newly Fitted Kitchen
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GROUND FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



## Contact Details

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## Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92+) <b>A</b>                                     |                            |           |
| (81-91) <b>B</b>                                   | 82                         | 82        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements