



Zion Street | The Barbican | Plymouth | PL1 2HX

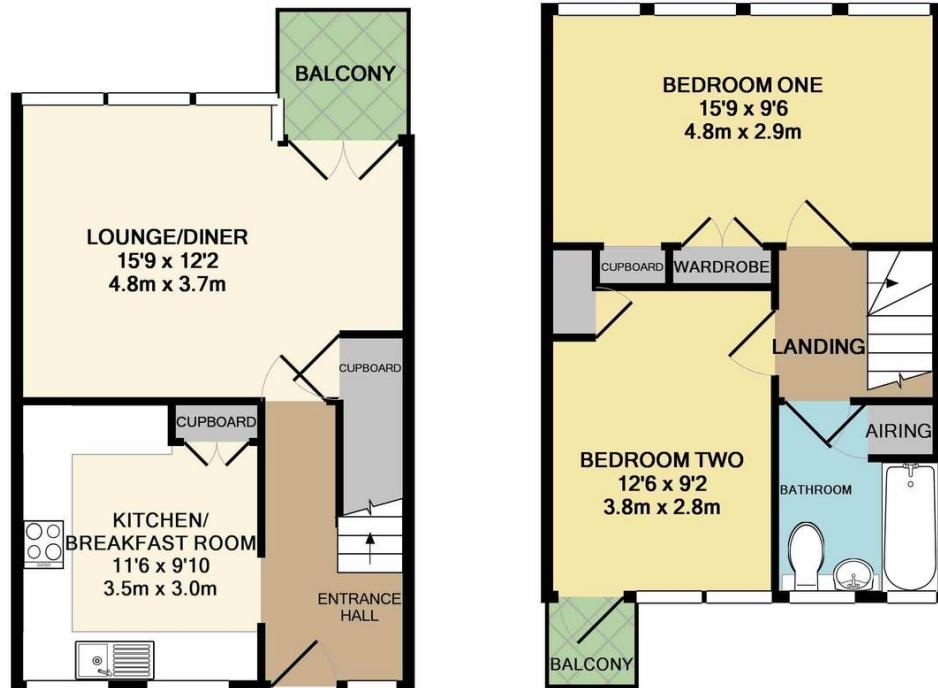
A purpose built duplex maisonette situated within The Barbican.

This two double bedroom property has just been refurbished, to include a new kitchen, new bathroom and new floor coverings throughout. Other benefits include the Upvc windows and doors, gas central heating, freshly decorated and being within a short walk of both The Barbican and Plymouth City Centre.

The block also has a communal laundry room and bin room.

In Excess Of £140,000

- Duplex Maisonette
- Two Double Bedroom
- Upvc Windows and Doors
- Gas Central Heating
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Close To City Centre



GROUND FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 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 and 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