



# Falcon

01752 600444

## Flat 2 Lockyer Court

Lockyer Street, Plymouth, PL1 2QH

Guide Price £220,000 - £230,000







## In Brief

### A stunning newly refurbished 2 double bed roomed ground floor flat, Fabulous location!

<b>Reception Rooms</b>	Fabulous living room / kitchen with breakfast bar.		
<b>Bedrooms</b>	2 Double bedrooms		
<b>Heating</b>	New electric storage heating	<b>Parking</b>	On street ( a permit will be required )
<b>Area</b>	622 sq ft		
<b>Tenure</b>	Leasehold		

## Description

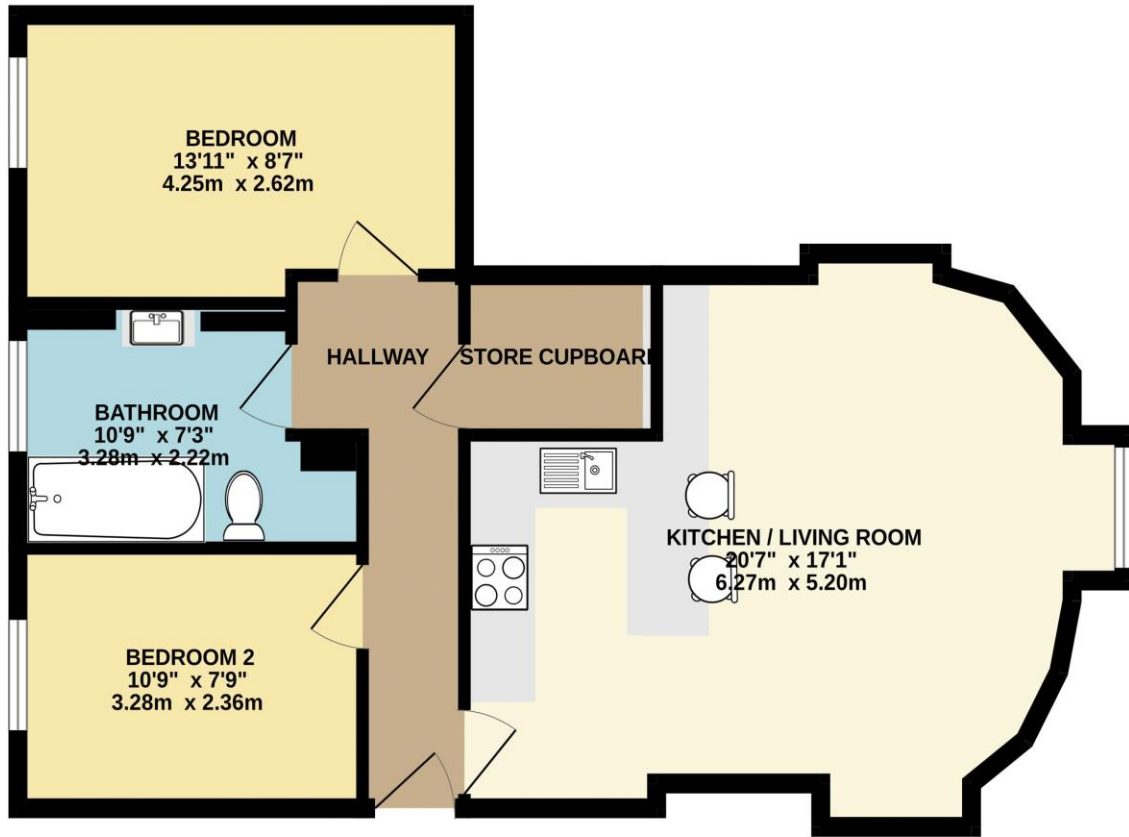
Set on the ground floor of this fabulous historic grade 2 listed building is this newly refurbished 2 double bed roomed flat within easy reach of Plymouth's Hoe. The property, built in the late 1800's, was once upon a time, the Devon and Cornwall Homeopathic Dispensary and Cottage Hospital but, since the 1970's has been used for private dwellings. The current owner is now undertaking extensive refurbishment of the building and the flats of which there are 19 in total. You approach the building through a fabulous central courtyard that is hidden behind a wonderful grand facade. Flat 2 is accessed of a communal hallway. Your front door takes you into a hallway that runs through the flat. The living room / kitchen is a fabulous size and incredibly stylish. The kitchen area has been extensively well fitted with a range of fitted cupboards and integral fridge freezer, oven and hob. There is a breakfast bar which separates off the bright, spacious living room area. The two bedrooms are both doubles and the bathroom has been fitted with a contemporary suite with a fitted shower over the bath. The property has the benefit of the central courtyard for outside space. The flat comes with new electric storage heating. The building is perfectly positioned close the The Hoe and the City Center, both a short easy walk. The flat is being sold with a brand new 199 year lease. The service charge will be set at circa £1,200 pa.

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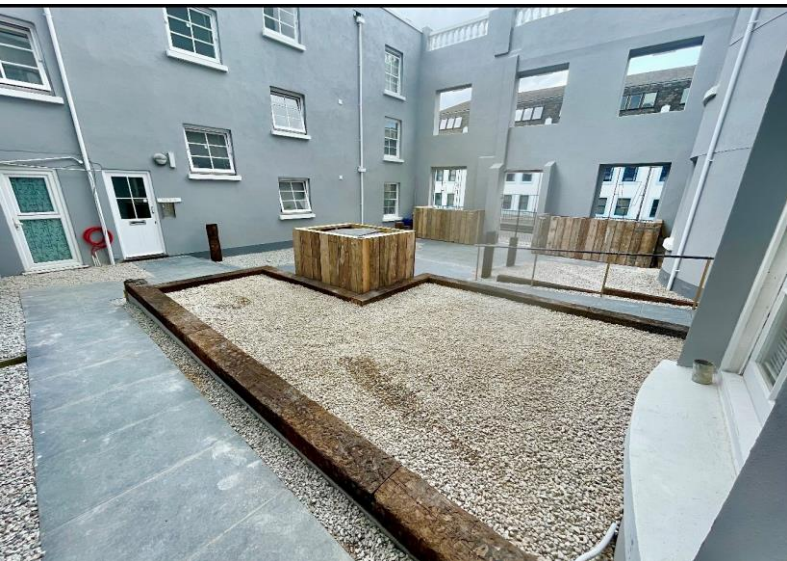
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# Floor Plans

GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.  
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