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**83**

## Flat 2, 10 Queens Gate, Lipson, Plymouth PL4 7PW

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

### Description

A spacious ground floor two bedroom apartment with an allocated parking space, set in the prestigious Queens Gate area of Lipson with views over Freedom Fields park to The Hoe. The property offers an open plan lounge/kitchen/diner, master bedroom with en-suite shower room, bedroom two, a family bathroom and has a 999 year lease which commenced in 2006.

### Situated

Queens Gate is a highly sought after terrace, set in a private road with gated access at both ends of the terrace and direct views over Freedom Fields park to The Hoe beyond and within walking distance of the Barbican and Plymouth city centre.

### Ground Floor

Communal entrance hall.

**Flat Two** Entrance hall, open plan lounge/kitchen/diner with bay window, master bedroom with en-suite shower room, bedroom two and a family bathroom.

### Outside

Allocated parking space and communal bin store.

### Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

D

### Council Tax Band

B

### Tenure

Leasehold 999 years from 2006.

