



Falcon

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Lockyer Mews

11 Lockyer Court, Plymouth, PL1 2QH

Guide Price £225,000 - £250,000





In Brief

Property, 3 bedroomed mews style maisonette -has to be seen!

Spacious living room

Three bedrooms with en-suite to main bedroom

Heating	Electric heating
Area	890 sq ft
Tenure	Leasehold

Parking	On street parking - permit required
Council Tax	

Description

A UNIQUE 3 bedroomed, 3 story mews style maisonette within this fabulous historic grade 2 listed building. This is a newly refurbished 3 bedroomed maisonette 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 together with this one off Mews 'cottage'. You approach the building through a fabulous central courtyard that is hidden behind a wonderful grand facade. Lockyer mews (number 11 Lockyer Court) has it's VERY OWN FRONT DOOR off the central courtyard. This property has no one above you and no one below you - it feels like a little town house. Your front door takes you into the beautiful living room which has the stylish fitted kitchen off to the right whilst the beautiful staircase is the other end. The kitchen area has been extensively well fitted with a range of fitted cupboards and integral fridge freezer, oven and hob. Off the first floor landing there are two bedrooms, a large double and a single. As you head up to the second floor you will pass the main bathroom on your way to the main bedroom. The main bedroom is a good size and has a stylish en-suite shower room. The property has the benefit of the central courtyard for outside space. The property comes with new electric storage heating. The building is perfectly positioned close to The Hoe and the City Center, both a short easy walk. The property 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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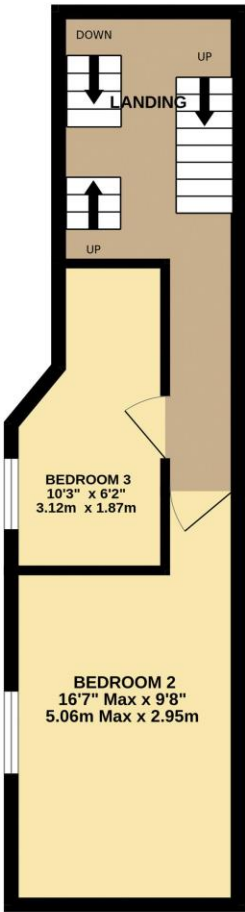
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Floor Plans

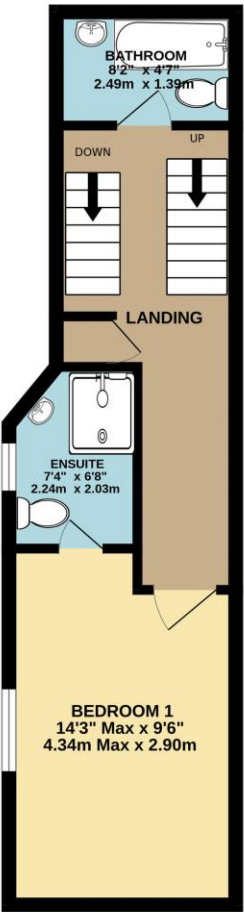
GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

