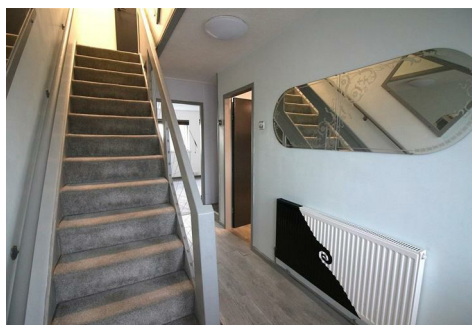




ESTATE AGENTS



146 Claremont Street, Plymouth, PL1 5AF

Auction Guide £90,000

Being sold via Secure Sale online Auction. Terms & Conditions apply. Starting Bid £90,000. Located in the central area of Claremont Street, Plymouth, this maisonette offers a delightful blend of comfort and convenience. The accommodation briefly comprises lounge, modern fitted kitchen, two double bedrooms, bathroom with separate w.c., garage with parking at the front, communal gardens. Other benefits include double glazing and gas central heating. In summary, this delightful maisonette on Claremont Street presents a wonderful opportunity for anyone looking to embrace the charm of Plymouth living. With its comfortable layout and central location, it is a property not to be missed. EPC = C (73). Council Tax Band A. Leasehold 173 years remaining on the lease. Service charge £1537.30 for 2026/2027. Ground rent £10.00 per annum.

LOCATION

Situated in a central location within walking distance to Plymouth City Centre with all its shops, cafe's and restaurants, Plymouth University and Plymouth train station, making it an excellent choice for those who appreciate the convenience of urban living. Plymouth's rich maritime history and cultural attractions are also just a stone's throw away, providing endless opportunities for exploration and enjoyment.

COMMUNAL ENTRANCE

Secure fob access into stairwell and the property is on the second floor.

ENTRANCE DOOR

uPVC door leading into the hallway.

HALLWAY



Stairs leading to the first floor with understairs storage, radiator, wall mounted intercom system, doorways leading into the downstairs living accommodation.

LOUNGE 13'5 x 12'8 (4.09m x 3.86m)



Double glazed window to the rear aspect with a view overlooking the local area and extending towards Cornwall, power points, radiator.

KITCHEN 13'8 7'6 (4.17m 2.29m)



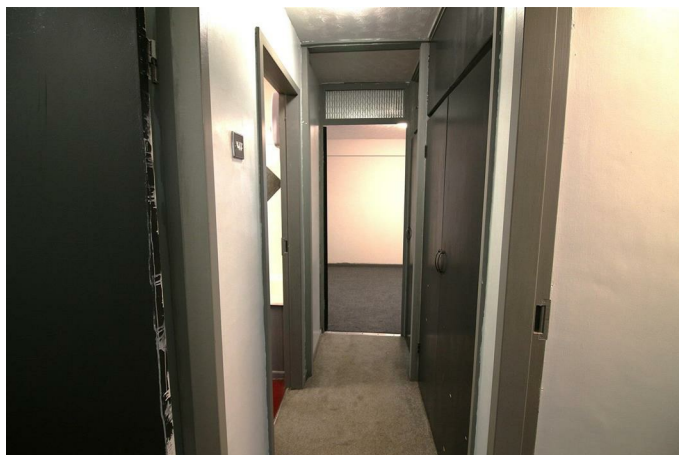
Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, space and plumb for washing machine, plumbing for a desk top dishwasher, built in electric oven with electric hob above, various power points, double glazed window to the front aspect. Wall mounted gas boiler.



STAIRS

Leading to the first floor with doorway leading into the landing.

LANDING



Two built in storage cupboards, doorways leading into the first floor living accommodation.

BEDROOM 13'5 x 9'7 (4.09m x 2.92m)



Double glazed rear window, door leading out to the balcony, radiator, power points.



BEDROOM



Two double glazed front windows, radiator, power points, fitted shelving.

BATHROOM



The Bathroom comprises of panelled bath with electric Mira shower above, wash hand basin, part tiled walls.

W.C.

There is a separate W.C.

GARAGE



Garage with off road parking at the front.

EXTERNALLY



The property also has an outside storage shed, communal gardens, communal laundry room and bin store.

SERVICES

The property benefit from mains gas, mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Internet provider speeds top the property location

<https://labs.thinkbroadband.com/local/index.php>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

AUCTION INFORMATION

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

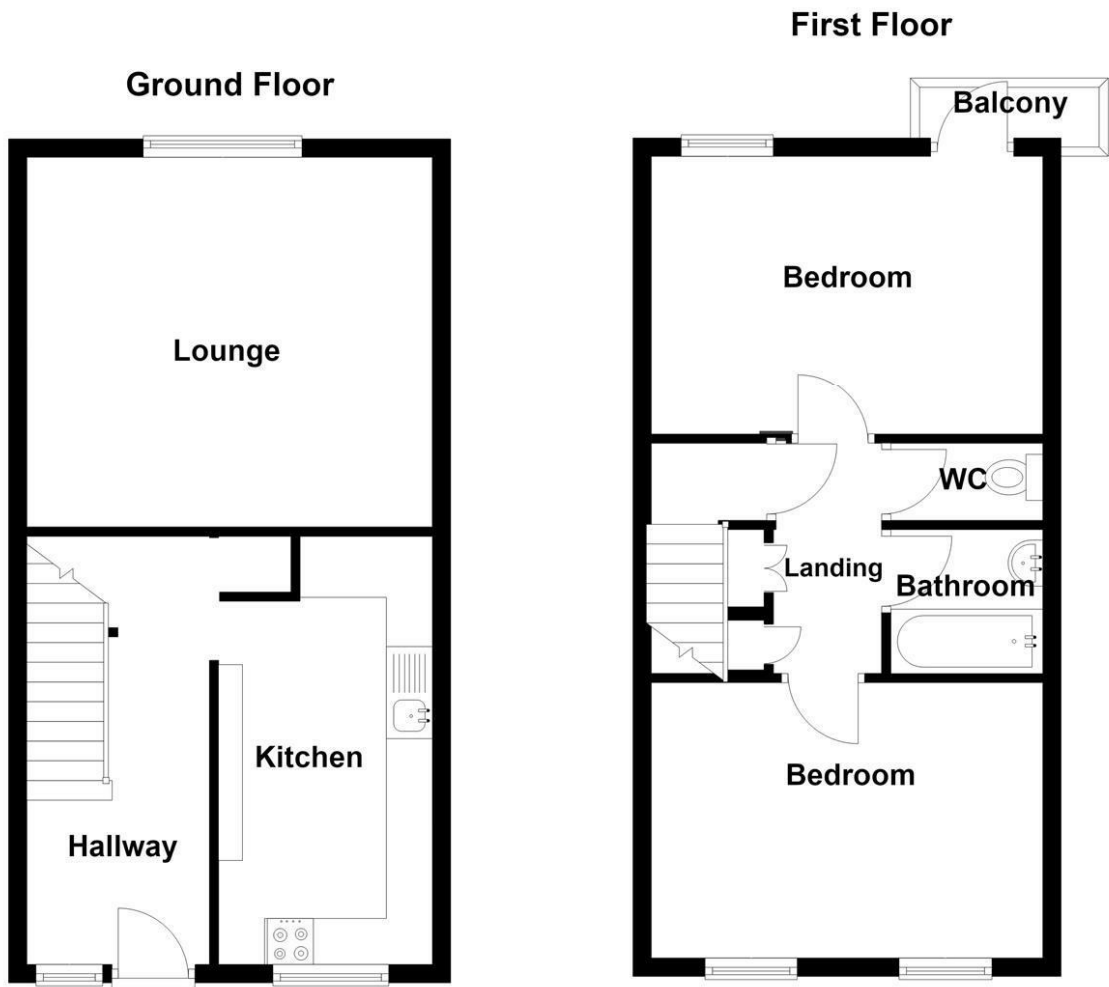
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7200.00 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

LEASEHOLD INFORMATION

200 year lease with 173 years remaining. Service charge £1547.30 per annum for 2026/2027 (This includes the ground rent of £10.00 per annum)

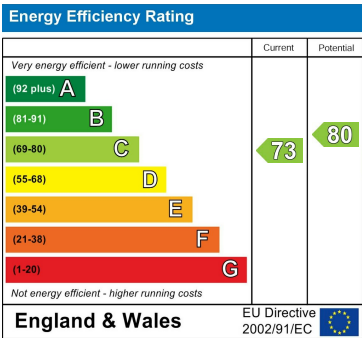
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.