




**DC**  
LANE  
SELL • LET • MANAGE

18 Connaught Avenue  
Plymouth, PL4 7BX

£95,000 Leasehold

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## 18 Connaught Avenue

Mutley, Plymouth, PL4 7BX

DC Lane are thrilled to present a one bedroom apartment located along a tree lined avenue just off Mutley Plain with close proximity to the shopping parade and within walking distance to the City Centre.

Positioned on the ground floor this apartment comprises of a spacious bedroom with bay window, shower room, lounge with period fireplace leading to a modern kitchen. The property has added benefits of gas central heating and double glazing.

Previously let for many years this property is being sold with no chain and would make an ideal First Time Buy or Buy to Let investment.

**MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY** Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)

- Ground Floor Flat
- One Double Bedroom
- Mutley Location
- Modern Kitchen
- Original Features
- Gas Central Heating
- No Onward Chain
- Ideal FTB/Buy To Let
- 999 Year Lease
- Council Tax Band A

Council tax band: A



### Ground Floor

Lounge 12'1" x 13'8" (3.70 x 4.19)

Kitchen 7'4" x 9'2" (2.26 x 2.80)

Bedroom 13'3" x 12'9" (4.04 x 3.89)

Shower Room 8'2" x 4'2" (2.49 x 1.29)



## Floor Plan

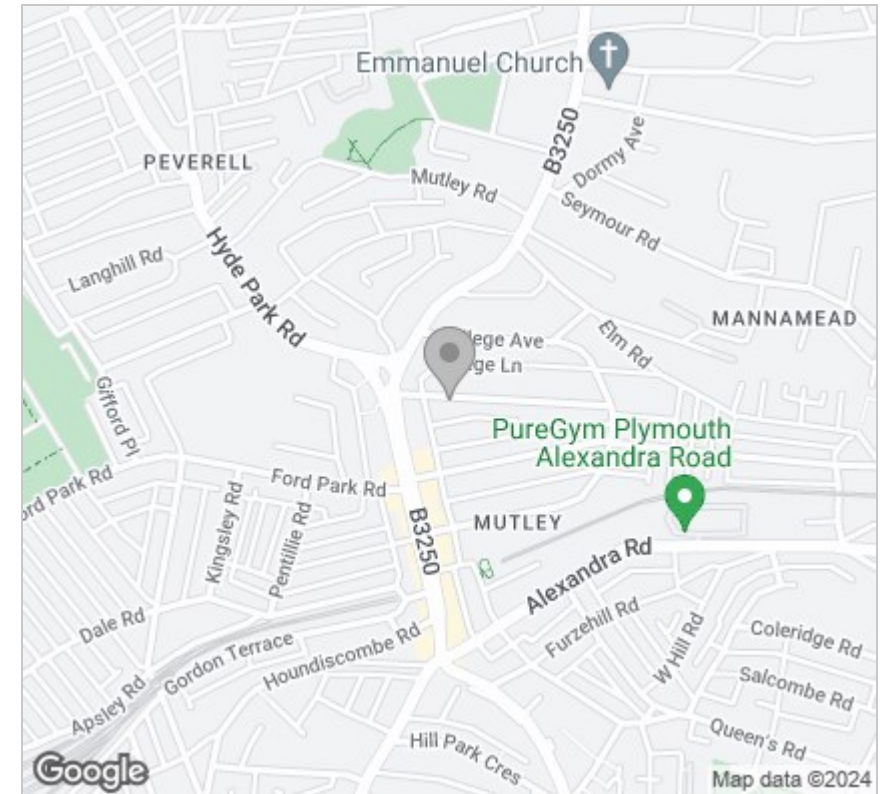


## Viewing

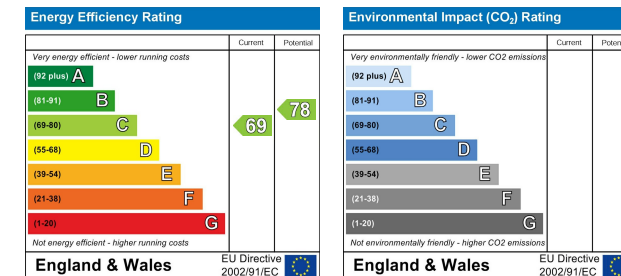
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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