



**Connells**

Alexandra Road  
Ford Plymouth



### Property Description

Presenting an exceptional turnkey investment opportunity in a highly desirable area, this one-bedroom purpose-built flat offers modern living. The property is thoughtfully designed to maximize space and functionality. There is ample built in storage including an integral storage cupboard accessed via the external landing, an internal storage cupboard and a large external storage shed in the ground floor courtyard. Situated in a popular area, this flat is part of a well-maintained development and benefits from its prime location, ensuring easy access to local amenities, transport links, and leisure facilities. It is also important to note that Plymouth Community Homes is undertaking an extensive refurbishment of this block, including the external sheds and the installation of External Wall Insulation throughout the block. EPC: C

### Entrance Hall

Storage cupboard. Intercom system.

### Lounge

16' 1" x 12' 1" ( 4.90m x 3.68m )

The lounge is neutrally decorated with a brand new Blenheim Fuel/Flame Effect gas fire. Double glazed window to the front elevation enjoying views across to Blockhouse Park. Sliding door through to the kitchen.

### Bedroom

14' 10" x 10' 7" ( 4.52m x 3.23m )

Built in storage. Double glazed window to the front elevation affording views across to Blockhouse Park.

### Kitchen

9' 2" x 6' 2" ( 2.79m x 1.88m )

The practical kitchen comprises of a range of wall and base units with worktops above. Space and plumbing for a washing machine. Wall mounted boiler. Space for a freestanding fridge freezer and a gas cooker. Stainless steel sink and drainer with mixer tap. Double glazed window above the sink.

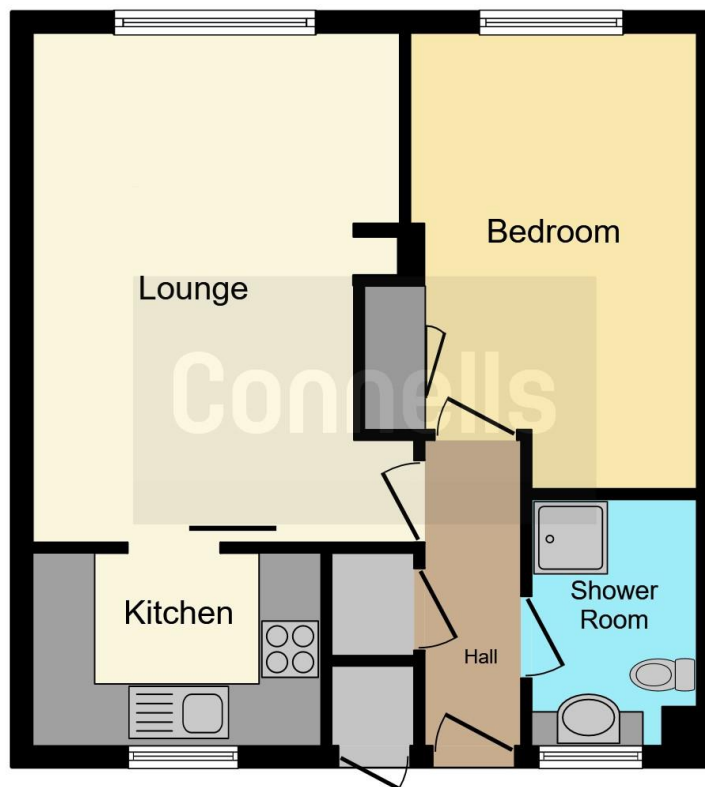
### Shower Room

Walk in enclosure with electric shower, low level w.c. and a vanity sink unit. Obscured double glazed window to the rear elevation.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBU108037](https://connells.co.uk/Property/SBU108037)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SBU108037 - 0005