



Connells

Garden Street
Plymouth



Property Description

Offered to the market with no onward chain is this spacious two double bedroom flat, ideal for first-time buyers, investors, or those looking to put their own stamp on a property. Located in a convenient residential area, this flat offers well-proportioned living space throughout and the added benefit of a balcony. The property also benefits from far reaching views across the river and beyond to Cornwall.

Although the property is in need of some modernisation, it presents an excellent opportunity for buyers to update and improve to their own tastes. The flat is fitted with double glazing, helping to enhance energy efficiency and reduce outside noise. Additionally, the boiler has been recently serviced, providing peace of mind regarding the property's heating and hot water systems.

Inside, the accommodation comprises a welcoming entrance hallway leading to a bright and airy lounge, a separate kitchen area, two generous double bedrooms, and a bathroom and separate w.c. . The layout offers flexible space that could suit a variety of lifestyles.

With its combination of size, potential, and key features already in place, this property represents a great opportunity for those seeking a project or a solid investment in the area. Early viewing is recommended to appreciate the potential on offer.

Entrance Hall

Living Room

16' 3" x 11' 2" (4.95m x 3.40m)

Two double glazed windows to the front elevation. Radiator.

Kitchen

10' 10" x 7' 6" (3.30m x 2.29m)

A range of matching wall and base units with worktops above. Cookerpoint. Space for freestanding fridge freezer. Stainless steel sink and drainer. Wall mounted boiler. Plumbing for a washing machine.

Bathroom

Panel bath and a wash hand basin. Obscured double glazed window to the rear elevation.

W.C.

Low level w.c. Obscured double glazed window to the rear elevation.

Bedroom 1

12' 7" x 11' 3" (3.84m x 3.43m)

Dual aspect double glazed windows to the side and front elevation. Radiator.

Bedroom 2

10' 10" x 11' 3" (3.30m x 3.43m)

Double glazed window to the rear elevation. Radiator.

Outside

The property has access to communal gardens.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
 PLYMOUTH PL5 1RW

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1190.00

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBU109300

This is a Leasehold property with details as follows; Term of Lease 117 years from 03 Dec 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBU109300 - 0008