





Property Description

A modern purpose built ground floor flat with two double bedrooms situated in the heart of Plymouth City Centre, providing a host of local amenities and is in walking distance to the University, College of Art & Design and the historic Plymouth Barbican. The property is spacious & well-presented throughout and benefits from having TWO DOUBLE BEDROOMS, SPACIOUS OPEN PLAN KITCHEN/LOUNGE AND BATHROOM WITH SEPARATE SHOWER CUBICLE! There is the added bonus of a wrap-around balcony. The property would make a great first time buy or investment. Don't miss out. MUST BE VIEWED!

Entrance Porch

Doors to all rooms. Storage cupboard. Laminate flooring.

Lounge

18' 2" x 16' 4" (5.54m x 4.98m)
Floor to ceiling windows and doors to the front, leading out onto a wrap around balcony. Two radiators. Television point. Laminate flooring.

Open plan to

Kitchen

8' 6" x 8' 3" (2.59m x 2.51m)
Range of wall and base units. Built-in gas hob with oven below and extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Stainless steel sink and drainer unit.
Window to the side.

Bedroom One

16' 2" x 9' 8" (4.93m x 2.95m)
Window to the front. Radiator. Carpet.

Bedroom Two

13' 5" x 12' 8" (4.09m x 3.86m)
Window to the front. Radiator. Laminate flooring.

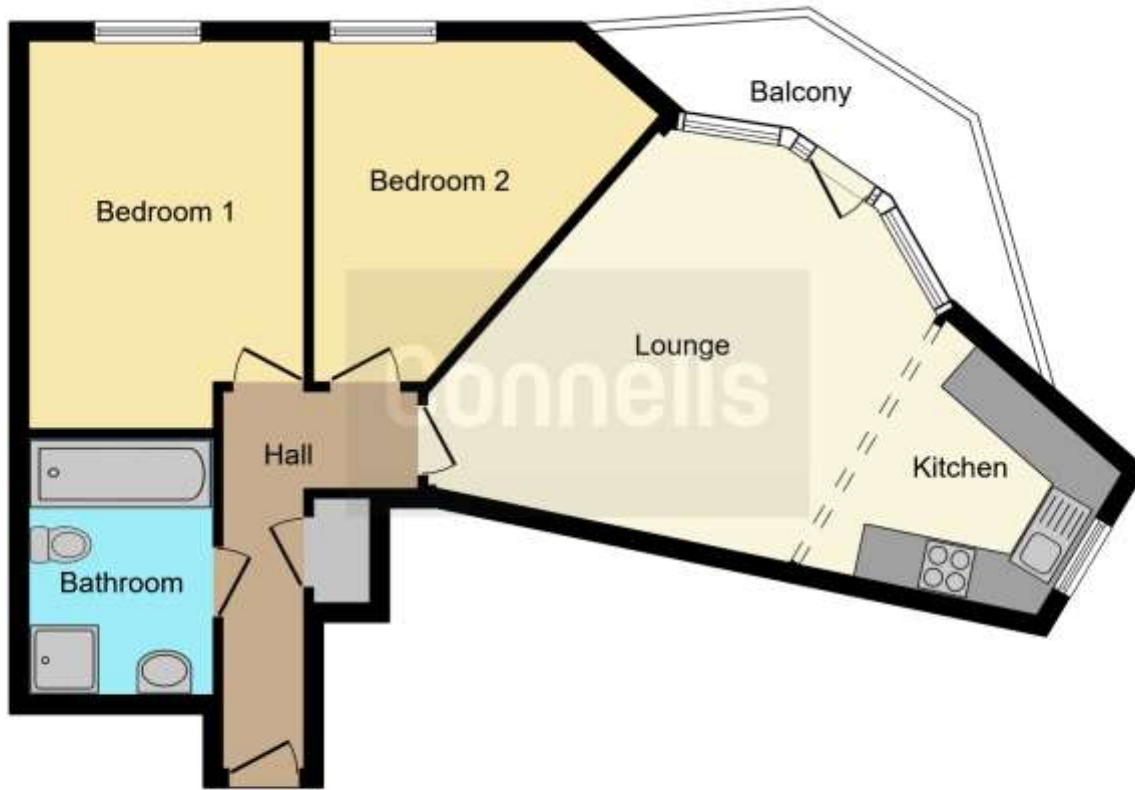
Bathroom

8' 4" x 6' 4" (2.54m x 1.93m)
Fitted bath. Separate shower cubicle. Wash hand basin. W.C. Extractor. Radiator. Tiling.

Agents Note

Tenure - Leasehold - 199 year lease commencing January 2007 (183 years remaining).
Ground Rent - £ 200.00 per annum
Service Charge - £1500.00 per annum





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 First Time Buyers Centre on

T 01752 664 357
E mutleyplain@connells.co.uk

32 Mannamead Road

EPC Rating: C

view this property online [connells.co.uk/Property/MPL311339](https://www.connells.co.uk/Property/MPL311339)

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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: MPL311339 - 0005