



Connells

Citadel Road
Plymouth



Property Description

Fantastic opportunity to acquire this stunning one double bedroom purpose built apartment with sea views. being sold with no chain, this bright and airy residence is situated in a prime central location within walking distance to a host of local amenities and appeal to a wide range of buyers.

Placed on Plymouths historical Hoe, this property has the added benefits of being close to local shops, pubs and a plethora of restaurants, all within a short stroll.

With views of the sea and over the city, this property also benefits from one large double bedroom, lounge with far reaching views, well spaced kitchen and bathroom.

this property has the potential to add value and poses a brilliant opportunity for a plethora of buyers. EARLY VIEWING ADVISED.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

base units with complimentary work surface over, stainless steel sink with drainer unit, space for freestanding oven, electric radiator and a double glazed window to the side aspect with sea views.

Bedroom

11' 8" x 11' 4" (3.56m x 3.45m)
The bedroom has two storage cupboards, electric radiator and double glazed windows to the rear aspect with city views.

Bathroom

The bathroom comprises; Walk in shower with electric shower, WC, Wash hand basin and electric towel radiator.

Communal Gardens

Parking

Visitor and residential parking



Entrance

Enter the property into the entrance hallway, there is a electric radiator.

Lounge

14' 2" x 10' 2" (4.32m x 3.10m)
The lounge has a electric radiator and double glazed windows to the side aspects with city and sea views.

Kitchen

8' 5" x 6' 4" (2.57m x 1.93m)
The kitchen comprises; Matching wall and





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: D

view this property online [connells.co.uk/Property/PLH310131](https://www.connells.co.uk/Property/PLH310131)

This is a Leasehold property with details as follows; Term of Lease 199 years from 07 Apr 2020. 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.

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