



**Connells**

Ground Floor Flat Palmerston Street  
Plymouth



# Ground Floor Flat Palmerston Street Plymouth PL1 5LJ

for sale offers over  
**£90,000**



## Property Description

**\*No Onward Chain\*\*** This well presented and characterful one-bedroom flat, occupying the first floor of a period conversion. Benefiting from refurbishment throughout the whole home, offering modern kitchen. The property would make the ideal first time buy or investment.

Situate in a prime central location only a stone's throw from the Devonport Park, City College and Stoke Village where you will find local cafes, public houses and shops. While also being within easy reach of Plymouth City Centre, Plymouth Hoe and the historic Barbican.

Comprising; entrance hall giving access to all rooms. A spacious lounge with high ceilings and feature fire place with an archway to a modern kitchen with a range base units offering ample storage, breakfast bar and electric hob and oven.

To complete the home is a generous double bedroom with built in storage cupboard and bathroom comprising; bath, overhead shower, W.C and hand basin.

Early Viewings Advised.

## Lounge

11' 3" x 14' 3" ( 3.43m x 4.34m )

Window to the front aspect, feature fireplace, laminate flooring, radiator and ceiling light. Archway into kitchen.

## Kitchen

6' 5" x 14' 7" ( 1.96m x 4.45m )

Window to the front aspect, range of base units, breakfast bar, electric hob and oven and ceiling light.

## Bedroom 1

8' 7" x 11' 8" ( 2.62m x 3.56m )

Window to the rear aspect, built in cupboard, laminate flooring, radiator and ceiling light.

## Bathroom

4' 9" x 8' 2" ( 1.45m x 2.49m )

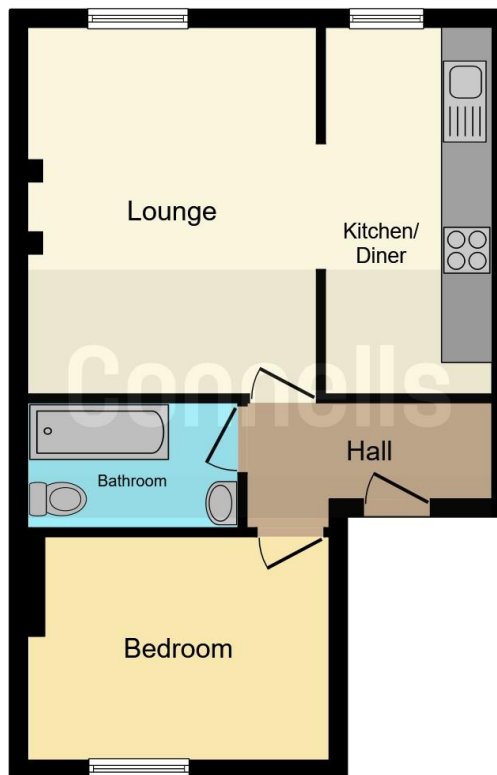
Three piece white suite comprising; Bath, overhead shower, hand basin and W.C.











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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Leasehold

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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.



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