



**Connells**

Brittany Street  
Plymouth





### Property Description

Superb waterside apartment. This beautifully presented two bedroom ground floor apartment, benefiting from secure underground parking, private balcony.

Situated just a few minutes walk from The Dock restaurant and Salumi Bar and Eatery. Other amenities within a short walk include the newly opened Moxy Hotel, complete with a bar and restaurant, cafes, a small supermarket and purpose built GP surgery.

You enter the apartment via a secure fob entry system. The entrance hallway to the apartment offers a generous size utility cupboard and access to the other rooms. Where you will find two generously sized bedrooms. A modern shower room comprising; walk in shower, hand basin and W.C.

The open plan living space is the real selling point, with patio doors leading you to a private balcony. While the well appointed kitchen has ample storage for modern living and integrated appliances.

Externally the property has secure underground parking for one car.

The apartment makes a great purchase for first time buyers, downsizers and investors, looking to live in the heart of the city with the benefits of open skies, sea-air and a bustling social landscape right on your doorstep!

### Lounge

18' 6" x 17' 9" ( 5.64m x 5.41m )  
Patio doors to balcony, carpet , radiator

### Bedroom One

12' 1" x 11' 8" ( 3.68m x 3.56m )  
Double glazed window to the rear elevation, carpet

### En-Suite

Shower, WC, wash hand basin

### Kitchen

7' 1" x 6' 11" ( 2.16m x 2.11m )  
Fitted kitchen with wall and base units, vinyl flooring, electric oven and hob

### Shower Room

Shower cubicle, low level WC, wash hand basin







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: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH310325](https://www.connells.co.uk/Property/PLH310325)**

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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