



Connells

Brownstone Lodge Bainbridge Avenue
Plymouth



Property Description

****No Onward Chain**** Situated in one of the City's most desirable and sought-after locations of Hartley. This fabulous Two double bedroom ground floor apartment. Benefiting from; bright and spacious living space throughout, designated parking, well-maintained communal gardens and master en-suite.

The property is situated within easy access to an excellent range of local facilities, tennis clubs, local parks and easy access to the city centre, A38/Parkway, Derriford Hospital and Dartmoor National Park.

The accommodation comprises; Entrance porch leading you to impressive lounge bursting with natural light and plenty of space for furniture and small dining table. Two double bedrooms with a en-suite shower room. To complete this wonderful home is a well appointed kitchen and family bathroom.

Externally there is allocated parking space to the front and well-maintained communal gardens.

Viewings come highly recommend to appreciate this beautiful apartment in one of Plymouth's best residential locations. Call Connells Plymouth on 01752 664 357.

Entrance Hall

Lounge

16' 9" x 19' 6" (5.11m x 5.94m)

Spacious lounge with feature ornate fireplace with gas fire. Large double glazed bay window to the front aspect. Radiator. Carpet.

Kitchen

8' 1" x 11' 10" (2.46m x 3.61m)

Modern fully fitted kitchen with a host of built-in appliances including oven and hob. Stainless steel single drainer sink unit. Range of wall and base units. Space and plumbing for washing machine.

Bedroom One

10' 2" x 11' 10" (3.10m x 3.61m)

Double glazed window to the rear. Built-in cupboard. Radiator. Carpet. Double glazed door providing access out onto the communal garden. Door to en-suite shower room.

Master En-Suite

Modern en-suite shower room with tiled shower cubicle. Wash hand basin. Low level w.c.

Bedroom Two

8' 9" x 13' 2" (2.67m x 4.01m)

Double glazed window to the rear. Cupboard. Radiator. Carpet. Double glazed door providing access out onto the communal garden.

Bathroom

Modern bathroom suite. Bath. Pedestal wash hand basin. Low level w.c.

Communal Gardens

Allocated Parking Space









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

T 01752 674 467
E plymouth@connells.co.uk

32 Mannamead Road
PLYMOUTH PL4 7AA

EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/PLH310680](https://www.connells.co.uk/Property/PLH310680)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. 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.

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