



**Connells**

Phelps Road  
Plymouth



## Property Description

Nestled within a sought-after development this modern two bedroom apartment, situated on the top floor of a purpose built block. This property features two ample sized bedrooms, wrap around balcony, fully integrated kitchen, spacious open plan living space and easy on street parking.

Located in the heart of the popular residential area of Devonport, close to a host of local amenities, parks such as Devonport Park and within walking distance of the waterfront at Mutton Cove, Plymouth City Centre, Plymouth Hoe and The Royal William Yard.

Access the building through a secure entry system. Inside, you'll discover a wealth of open plan living space, with patio doors leading out on to a private wrap around balcony. Perfect for entertaining and socialising. This home also offers two ample sized bedrooms, well-appointed bathroom and modern fitted kitchen with a range of integral appliances.

Externally the balcony brings the living space outdoors, offering a tranquil spot for al-fresco dining & entertaining. You will also find easy on street parking and well-maintained communal gardens.

This home is perfect for first time buyers looking to get onto the property ladder, people looking to downsize or an avid investor looking to add an already diverse portfolio.

Early Viewings Advised!

## Entrance Hall

## Lounge

13' 9" x 10' 1" ( 4.19m x 3.07m )

## Kitchen

11' 1" x 9' 4" ( 3.38m x 2.84m )

## Bedroom One

13' 2" x 9' 1" ( 4.01m x 2.77m )

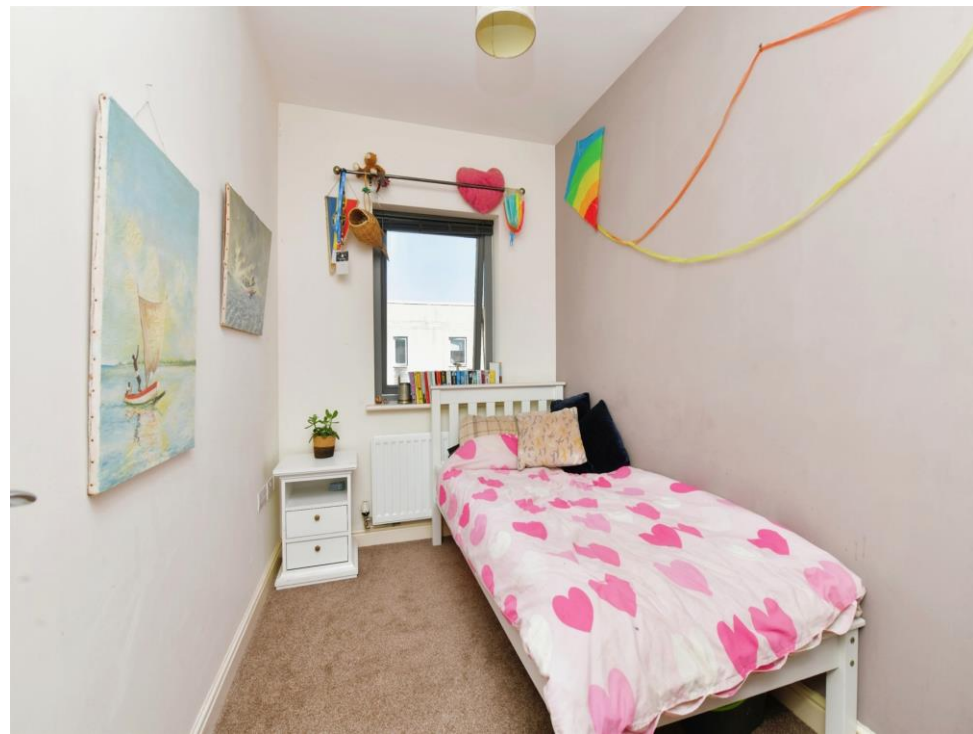
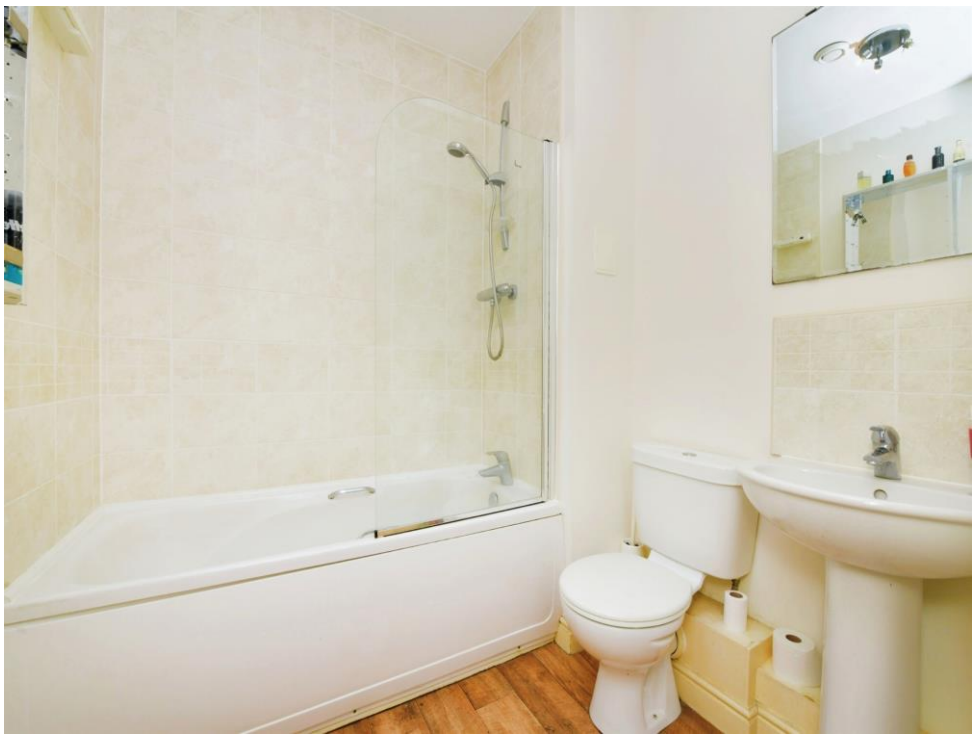
## Bedroom Two

10' 9" x 6' 7" ( 3.28m x 2.01m )

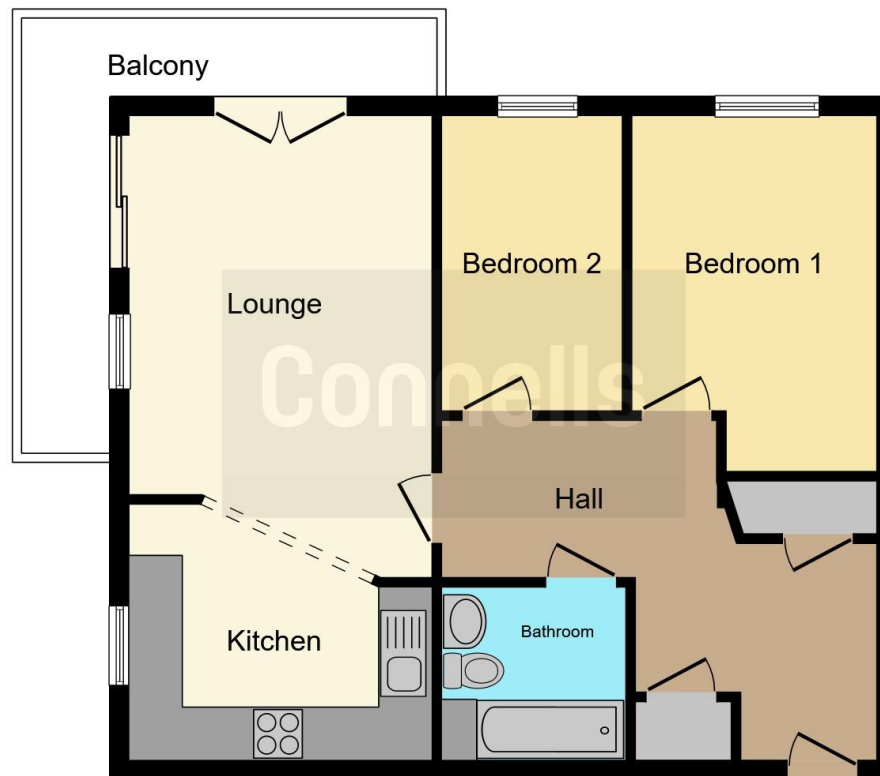
## Bathroom

## Balcony









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: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH310960](http://connells.co.uk/Property/PLH310960)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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