



Connells

First Floor Flat Ladysmith Road
Plymouth



Property Description

****GUIDE PRICE £170,000-£180,000****
Situating on this quiet residential road dominated by Edwardian houses that are a mix of houses and converted apartments. This flat is a fine example of a first floor apartment with 3 bedrooms, stunning main reception room, modern kitchen with access to rear garden, good sized shower room, all comprising show home condition throughout.

To the front of the property, large lounge with a beautiful bay window, sporting far reaching views towards Dartmoor and a large versatile single bedroom also perfect for a study/office space. As you move through the property, you will be met with a further two double bedrooms, continuing show home condition. Large loft space with potential to convert. Bright and airy shower room and kitchen with built in appliances and bamboo worktops adding to the uniqueness of this stunning home.

Externally, low maintenance, south facing rear garden creating a secluded space and private access to service lane.

Title remaining of a 999 year lease/share of freehold so no ground rent or maintenance charge (50/50 split with neighbour). Non-Permit Parking, with walking distance of parks and primary school. Council Tax Band A and EPC Rating C.

Will appeal to a wide range of buyers, early viewing is advised!

Lounge

10' 6" x 18' 2" (3.20m x 5.54m)

Kitchen

12' 2" x 9' 6" (3.71m x 2.90m)

Bedroom 1

11' 5" x 13' 9" (3.48m x 4.19m)

Bedroom 2

8' 7" x 9' 6" (2.62m x 2.90m)

Bedroom 3

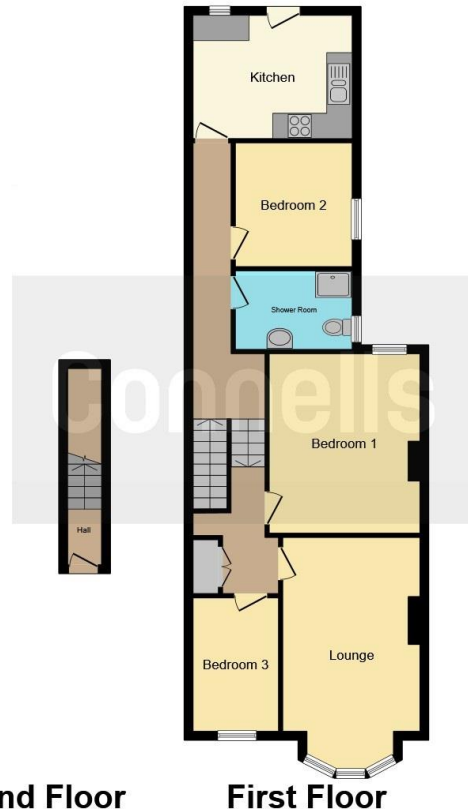
6' 6" x 10' 4" (1.98m x 3.15m)

Bathroom









Ground Floor

First Floor

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

To view this property please contact Connells on

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32 Mannamead Road
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH311142

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Jul 1990. 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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