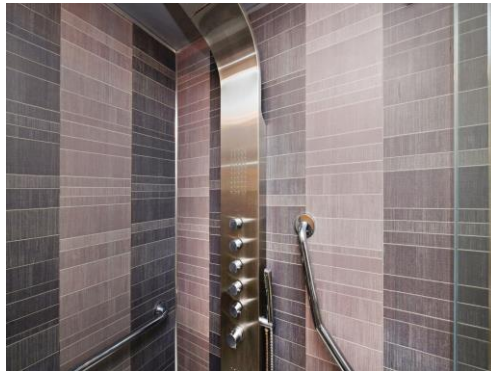
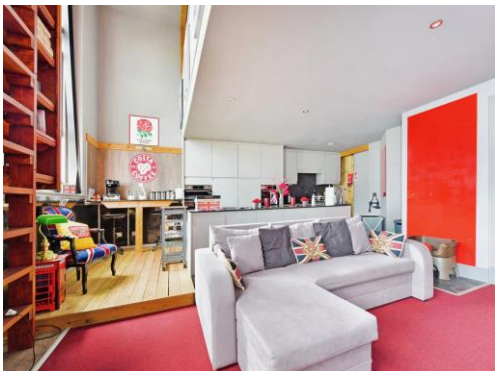




**Connells**

Flat 23 Regent Street  
Plymouth



## Property Description

**\*\*Chain Free\*\*** This unique & intriguing two-bedroom duplex apartment, set over two floors. Situated in the impressive Grade II listed 'Sutton High Apartments'. Benefiting from; Open plan living downstairs, dedicated gated parking, stylish & luxury interior throughout, downstairs W.C & utility room.

Just a short stroll from Plymouth's vibrant city centre, Plymouth Hoe, and The Barbican, you'll find a host of shops, bars, and other amenities such as supermarkets and excellent transport links right on your doorstep. Making this an attractive opportunity to enjoy city living or lucrative investment.

You enter the apartment via a secure fob entry system with a lift taking you to your apartment. The entrance hallway to the apartment offers a convenient downstairs W.C, extra storage & utility room which is ideal for modern living.

The spacious open plan living space on the ground floor, perfect for socialising. From the rear you will find large sash windows flooding the room with natural light. The kitchen is fit with a top of line fitted kitchen, with a range of integrated appliance complimented with a island breakfast bar.

Upto the first floor mezzanine, you will discover two generous double bedrooms. Both bedrooms are named after George Lazenby & Sean Connery. To complete the home is a sizeable and luxury family

bathroom.

Externally the property has one allocated parking space, in a gated car park.

Internal Viewings Advised!

### Kitchen/Lounge/Diner

21' x 21' 8" ( 6.40m x 6.60m )

### Downstairs W.C

### Bedroom One

10' 5" x 10' 8" ( 3.17m x 3.25m )

### Bedroom Two

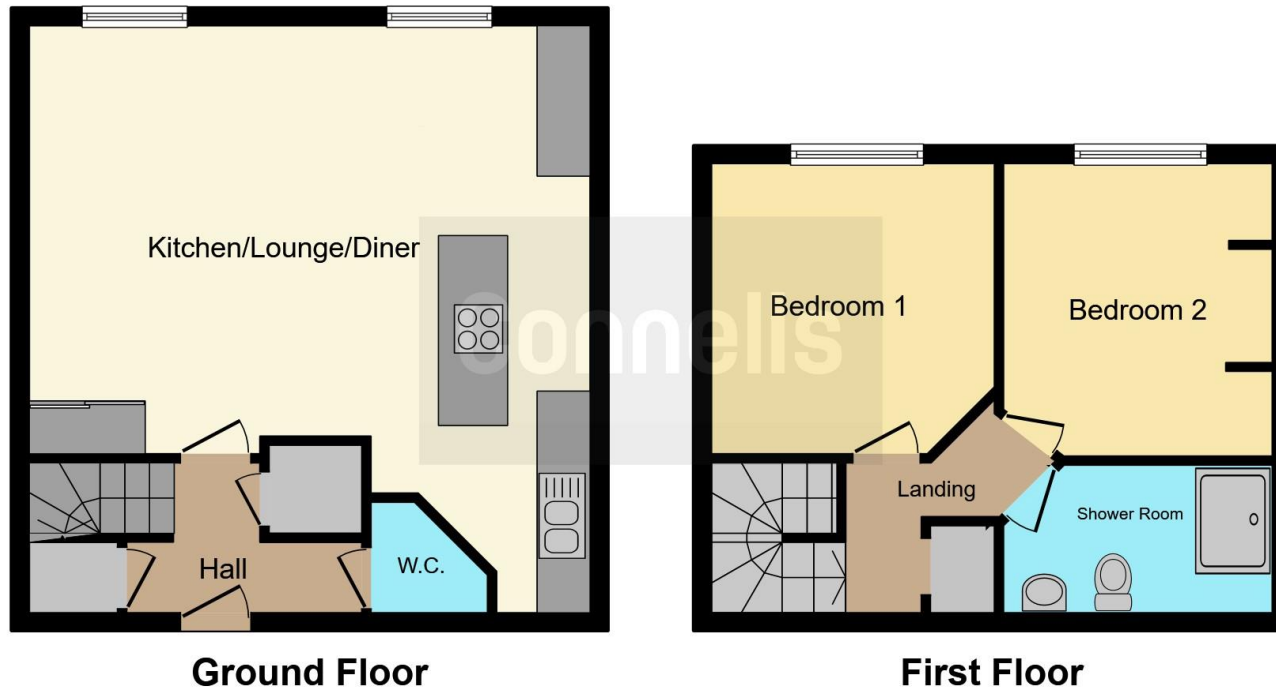
10' 4" x 11' 2" ( 3.15m x 3.40m )

### Bathroom









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)

To view this property please contact Connells on

**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

**EPC Rating: C**

**view this property online [connells.co.uk/Property/PLH311098](http://connells.co.uk/Property/PLH311098)**

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Jun 2003. 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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Property Ref: PLH311098 - 0002