



**Connells**

Flat 2 Embankment Road  
Plymouth



### Property Description

This property has many selling points, including, two good sized, light and vibrant bedrooms, low maintenance bathroom with built in bathtub with shower overhead, a substantial lounge and modern fitted kitchen diner with built in appliances, also giving access to your own private and secluded rear garden, with the further benefit of parking to the rear.

This location offers many amenities, including shops, cafes, schools and Plymouths city centre on your doorstep, whilst maintaining fantastic access to the dual carriageway and many other areas in Plymouth.

This property really does have potential for all buyers and an early viewing is advised.

### Lounge

10' 8" x 14' 2" ( 3.25m x 4.32m )

### Kitchen/Diner

10' 8" x 11' 9" ( 3.25m x 3.58m )

### Bedroom 1

11' 1" x 10' 5" ( 3.38m x 3.17m )

### Bedroom 2

6' 5" x 8' 2" ( 1.96m x 2.49m )

### Bathroom

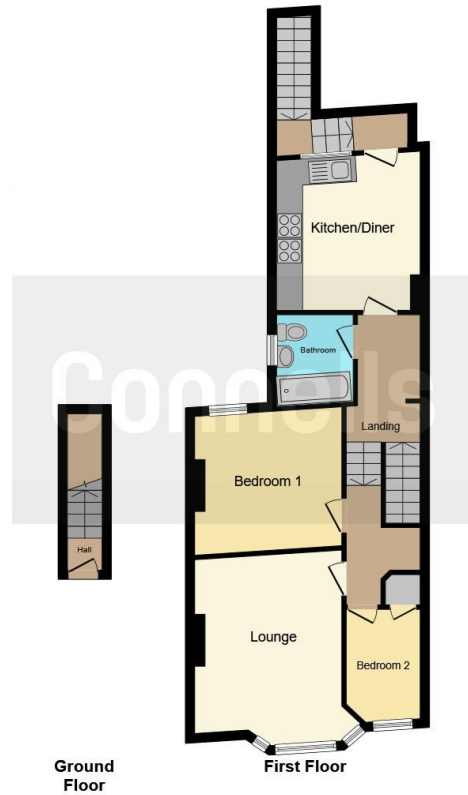












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH310941](http://connells.co.uk/Property/PLH310941)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PLH310941 - 0002