



**Connells**

Brittany Street  
Plymouth





## Property Description

9' 8" x 12' 8" ( 2.95m x 3.86m )

### Bathroom

An opportunity to acquire this stunning purpose-built one bedroom ground floor apartment, situated in a popular residential area close to the city centre. The property benefits from an open-plan kitchen/diner and lounge area, one good-sized double bedroom, bathroom and secure gated parking.

As you enter the property, you have the bathroom which comprises of a bath with overhead shower, hand basin and W.C. a generous sized double bedroom with floor to ceiling double glazed windows, a spacious and modern open-plan lounge and kitchen area with built-in appliances which also benefits from having double glazed floor to ceiling windows bringing in that natural daylight.

This property comes with secure gated parking, perfect for those who drive and is also a short stroll from the sea and city centre as well as being host to many local amenities such as, shops, restaurants, bars and many more.

Contact agent for further details!

### Lounge

13' 3" x 17' 1" ( 4.04m x 5.21m )

### Kitchen

7' 6" x 6' 7" ( 2.29m x 2.01m )

### Bedroom

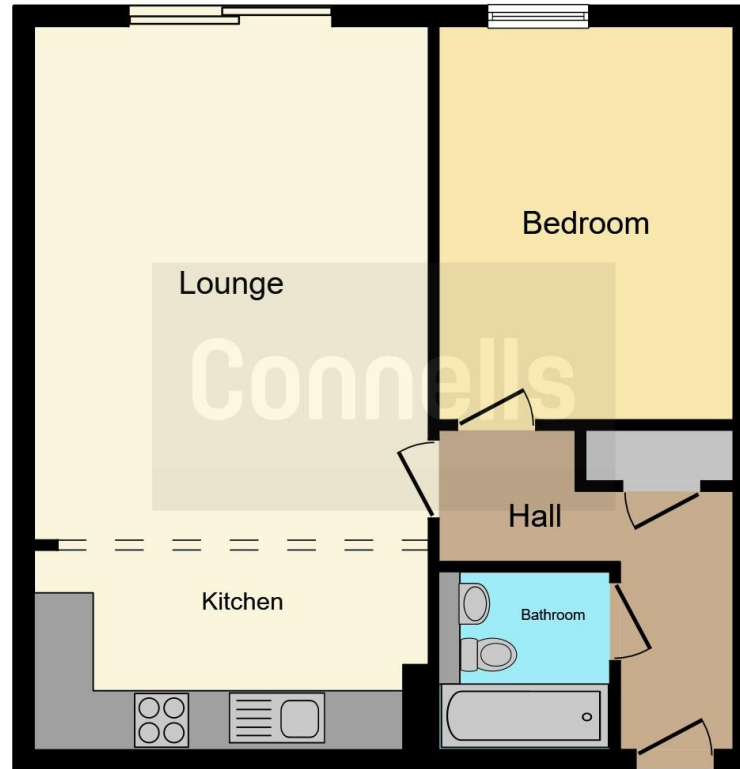












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH312093](http://connells.co.uk/Property/PLH312093)**

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.

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Property Ref: PLH312093 - 0002