



Connells

Crabtree Close  
Plymouth



### Property Description

An exciting opportunity to acquire this well-presented two bedroom ground floor apartment, situated in Crabtree, close to host of local amenities, such as supermarkets and restaurants and has easy access to the A38 and city centre.

This apartment gives access from the front and rear and has a spacious lounge which leads to a modern kitchen with matching wall and base units and built-in appliances, two good-sized bedrooms, one with built-in wardrobes and modern tiled bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, the property benefits from allocated parking.

This property is the perfect opportunity for a first-time buyer or investor, appealing to a wide range of buyers.

BOOK YOUR VIEWINGS NOW!



### Lounge

13' 9" x 11' 9" ( 4.19m x 3.58m )

### Kitchen

7' 3" x 8' 5" ( 2.21m x 2.57m )

### Bedroom One

10' 5" x 9' 1" ( 3.17m x 2.77m )

### Bedroom Two

7' 3" x 11' 2" ( 2.21m x 3.40m )









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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**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH312076](http://connells.co.uk/Property/PLH312076)**

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: PLH312076 - 0002