



**Connells**

Hardy Crescent  
Plymouth





### Property Description

10' 5" x 10' 7" ( 3.17m x 3.23m )

#### Bathroom

An opportunity to acquire this purpose-built ground floor one bedroom apartment, situated in the popular residential location of Manadon. This property has the potential to add value and benefits from a private garden and easy on-street parking.

As you enter this property, you have kitchen with matching wall and base units, a spacious lounge which leads to a good-sized double bedroom with built-in storage and a bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property benefits from your own private garden and easy on-street parking.

This flat is close to a host of local amenities such as shops and restaurants and offers easy access to the A38 and main transport links to the city centre.

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

12' 7" x 13' 3" ( 3.84m x 4.04m )

#### Kitchen

10' 4" x 7' 9" ( 3.15m x 2.36m )

#### 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

**T 01752 674 467**  
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32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH312236](http://connells.co.uk/Property/PLH312236)**

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.

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