



**Connells**

Sydney Street  
Plymouth



### Property Description

An opportunity to acquire this one bedroom ground floor flat, situated in the popular central location of Stonehouse. Close to a host of local amenities, such as shops and restaurants and is a stone's throw away from the city centre, Plymouth University, the Barbican, Hoe and main transport links.

As you enter this flat, you have a spacious open/plan kitchen lounge area with a large bay window to the front, a good-sized double bedroom with window to the rear and a shower room comprising a walk-in shower, hand basin and W.C.

Externally, this property offers a rear courtyard and permit parking.

**BOOK YOUR VIEWINGS NOW!**

### Kitchen/Lounge

13' 8" x 15' 3" ( 4.17m x 4.65m )

### Bedroom

12' 4" x 8' 9" ( 3.76m x 2.67m )

### Shower Room



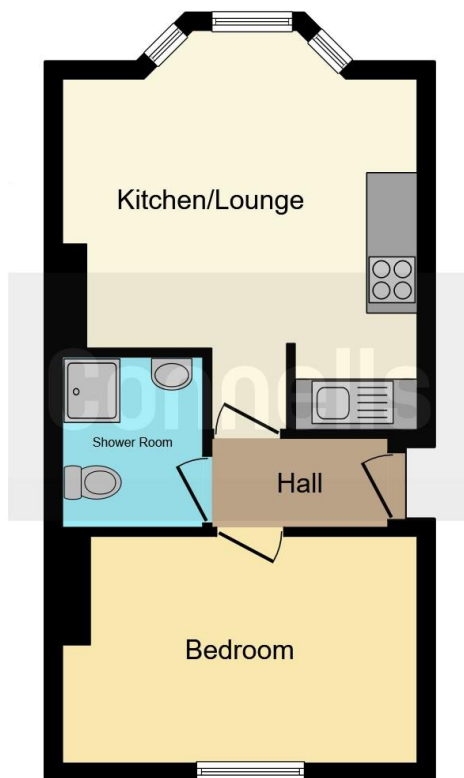












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH312296](http://connells.co.uk/Property/PLH312296)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Jun 1989. 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.

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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