



**Connells**

Cotehele Avenue  
Prince Rock PLYMOUTH



# Cotehele Avenue Prince Rock PLYMOUTH PL4 9NG

for sale offers over  
**£220,000**



## Property Description

**\*\*INVESTORS ONLY\*\*** A chance to acquire a fantastic investment opportunity, currently arranged as a two bedroom ground floor flat and one bedroom first floor flat, situated in the central location of Prince Rock. Close to a host of local amenities such as shops and restaurants and is a stone's throw away from the city centre, the Barbican, and the Hoe.

The ground floor flat benefits from one double bedroom, a further good-sized single bedroom, spacious lounge, kitchen and bathroom comprising bath with overhead shower, hand basin and W.C.

The first floor flat offers one good-sized double bedroom, a loft room, spacious lounge, kitchen and bathroom comprising walk-in shower, bath, hand basin and W.C. with both flats offering access to a communal rear garden and resident permit parking.

Both flats are being sold with tenants in situ on a Statutory Periodic Tenancy at £630.00pcm and £602.00pcm.

**BOOK YOUR VIEWINGS NOW!**

## Ground Floor Flat

### Lounge

13' 6" x 14' 3" ( 4.11m x 4.34m )

### Kitchen

11' 7" x 9' 7" ( 3.53m x 2.92m )

### Bedroom One

9' 4" x 12' 9" ( 2.84m x 3.89m )

### Bedroom Two

7' 9" x 6' 9" ( 2.36m x 2.06m )

### Bathroom

## First Floor Flat

### Lounge

11' 8" x 14' 3" ( 3.56m x 4.34m )

### Kitchen

11' 2" x 12' 10" ( 3.40m x 3.91m )

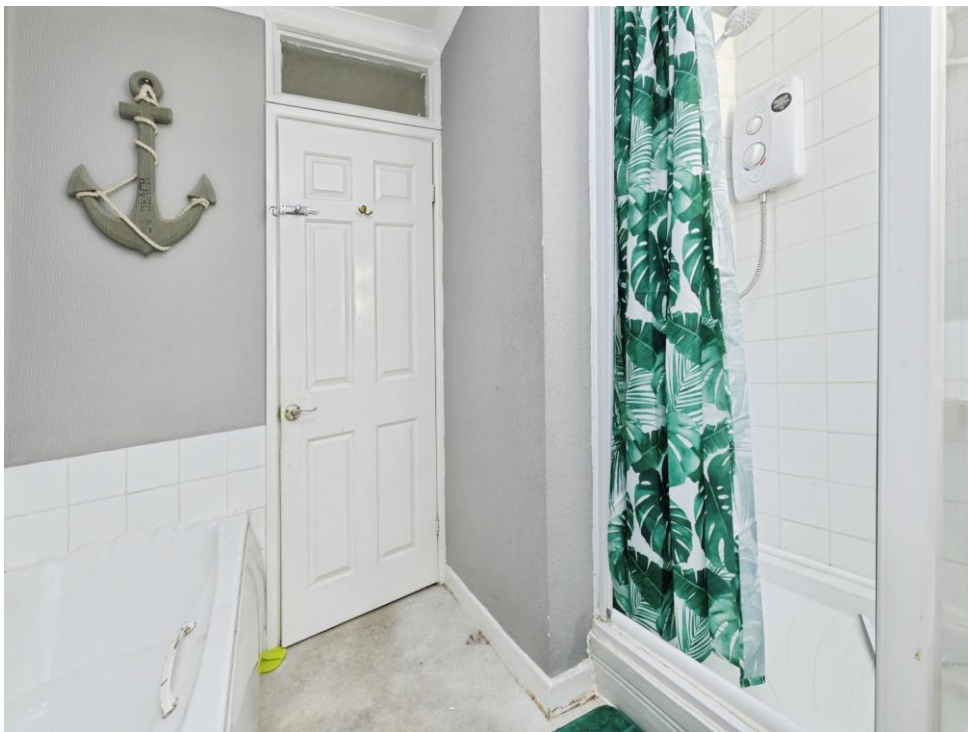
### Bedroom

11' 1" x 12' ( 3.38m x 3.66m )

### Bathroom

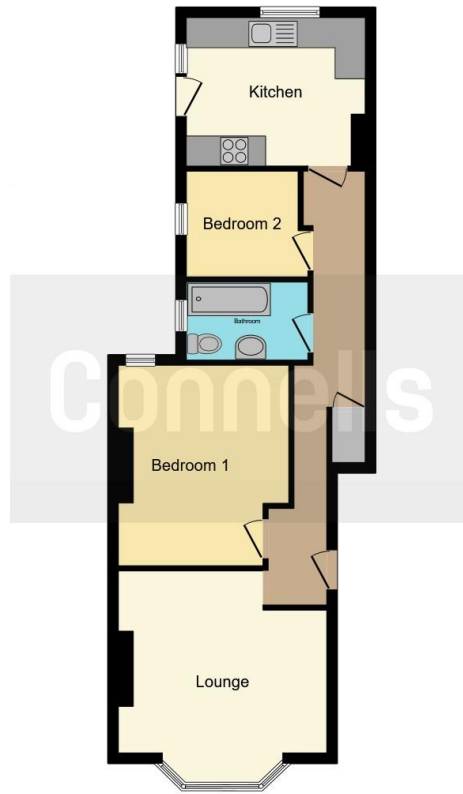












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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

32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH312261](http://connells.co.uk/Property/PLH312261)**



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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