



**Connells**

Century Quay Vauxhall Street  
Plymouth



# Century Quay Vauxhall Street Plymouth PL4 0EP

for sale  
**£249,000**



## Property Description

Welcoming to the market is this exciting rare opportunity to acquire this fifth floor two double bedroom apartment, situated on Sutton Harbour boasting immaculate far-reaching views across the Harbour. Close to a host of local amenities and a stone's throw away from the city centre.

This apartment boasts a substantial open plan lounge/kitchen area with matching wall and base units in the kitchen and double doors opening up on to a Juliet balcony with stunning views, a spacious double bedroom benefiting from an en-suite comprising walk-in shower, hand basin and W.C. a further good-sized double bedroom can be found as well a bathroom comprising bath with overhead shower, hand basin and W.C. Ample storage space can also be found throughout this home.

Externally, this apartment offers and benefits from a beautiful shared courtyard and ground floor secure parking.

This property offers huge potential and will appeal to a wide range of buyers!

BOOK YOUR VIEWINGS NOW!

## Lounge

22' 4" x 11' 8" ( 6.81m x 3.56m )

## Kitchen

9' 4" x 12' 10" ( 2.84m x 3.91m )

## Bedroom One

12' 8" x 12' 6" ( 3.86m x 3.81m )

## En-Suite

## Bedroom Two

11' 7" x 12' 2" ( 3.53m x 3.71m )

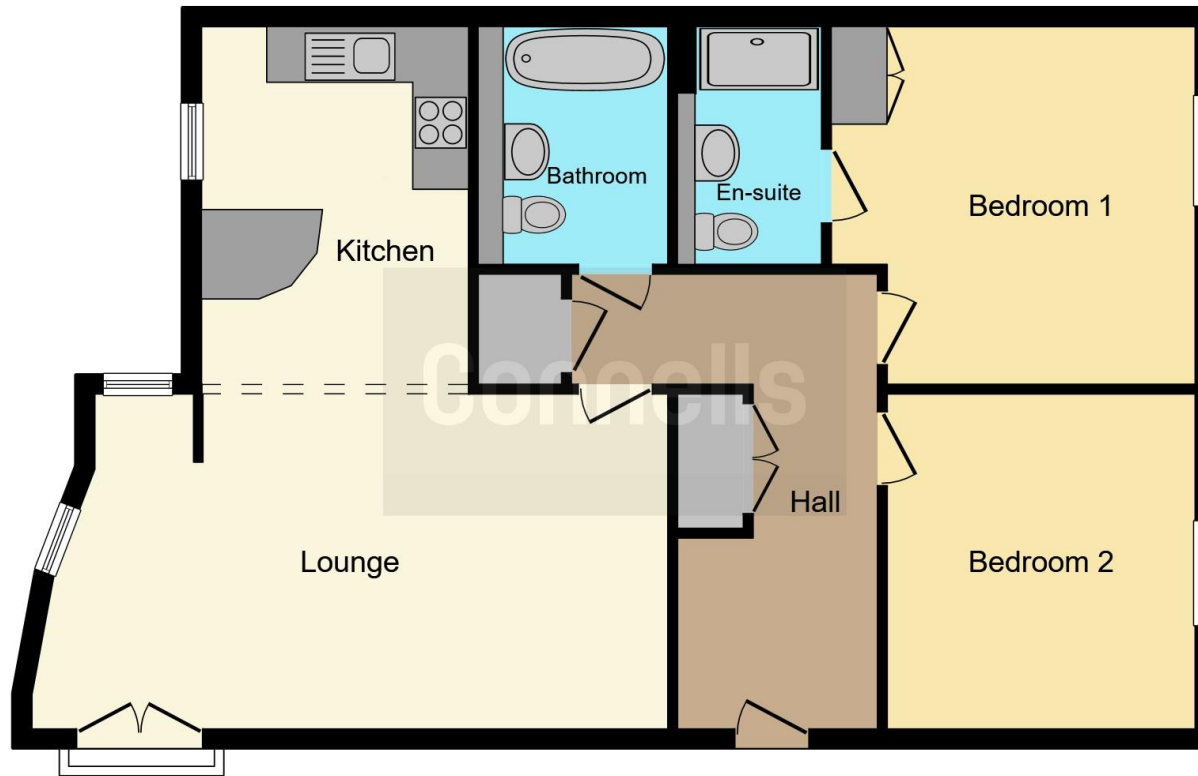
## Bathroom











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)

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: C

Council Tax  
 Band: E

Service Charge: Ask  
 Agent

Ground Rent:  
 2390.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH312333](http://connells.co.uk/Property/PLH312333)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. 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.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PLH312333 - 0003