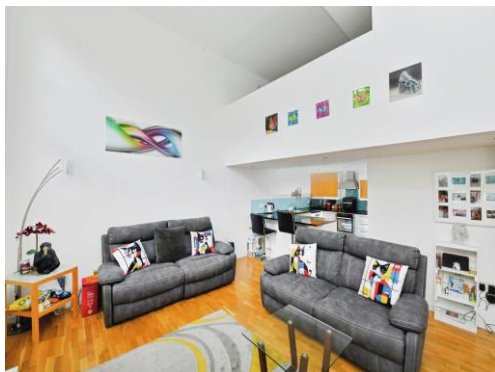




Connells

Flat E Paradise Road
Plymouth



Property Description

Welcoming to the market is the rare, exciting opportunity to acquire this unique two bedroom converted apartment with mezzanine, situated in a prime central location. Benefiting from two double bedrooms, lounge, kitchen, two bathrooms, allocated parking and communal garden.

Located centrally in a historically filled Grade II listed building, close to a host of local amenities, well-regarded schools and colleges, local parks and a stone's throw away from the city centre and main transport links.

As you enter this immaculate apartment, you have a light and airy open plan area with a spacious lounge and a well-appointed modern kitchen with matching wall and base units with built-in appliances and breakfast bar, the lounge area then flows effortlessly into a separate dining area which could also be used as a good-sized third bedroom. Completing this floor, you have ample storage space and a modern bathroom comprising bath with overhead shower, hand basin and W.C.

On the first floor you have two double bedrooms benefiting from built-in wardrobes with mirrored sliding doors and glass balcony overlooking the downstairs of this fantastic apartment and completing this home is a stylish shower room comprising a large walk-in shower, hand basin and W.C.

Externally this property, offers allocated

parking and a communal garden.

BOOK YOUR VIEWINGS NOW!

Ground Floor

Lounge

14' 7" x 16' 5" (4.45m x 5.00m)

Kitchen

8' 9" x 8' 2" (2.67m x 2.49m)

Dining/Bedroom Three

9' 9" x 11' (2.97m x 3.35m)

Bathroom

First Floor

Bedroom One

10' 4" maximum x 12' 8" maximum (3.15m maximum x 3.86m maximum)

Bedroom Two

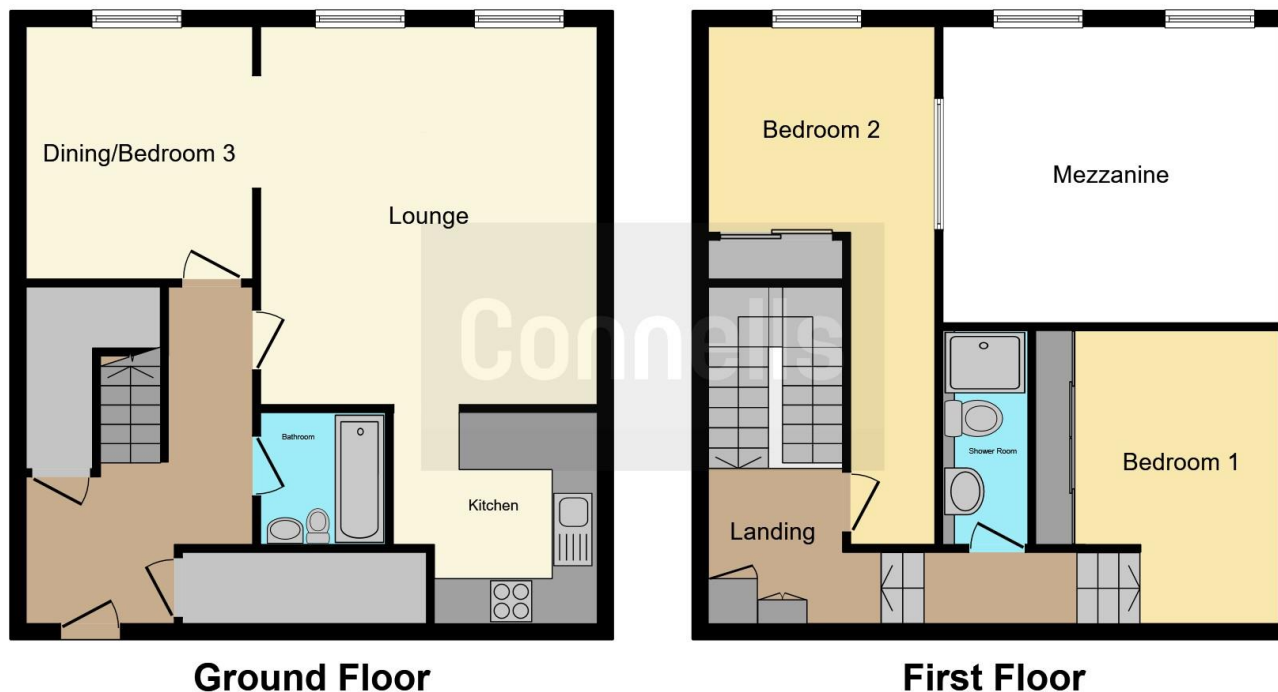
9' 6" maximum x 20' 9" maximum (2.90m maximum x 6.32m maximum)

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

To view this property please contact Connells on

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32 Mannamead Road
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EPC Rating: E

Council Tax
 Band: C

Service Charge:
 3960.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH312630

This is a Leasehold property with details as follows; Term of Lease 225 years from 01 Aug 2003. 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.

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