





Property Description

Welcoming to the market is the exciting opportunity to acquire this spacious two bedroom fourth floor apartment, situated in a prime central location. Benefiting from two double bedrooms, open-plan kitchen/lounge, two bathrooms and far-reaching sea views.

Located in one of Plymouth's most sought-after locations, offering access to a host of local amenities including array of shops, cafes, doctors' surgery, pharmacy and public houses whilst being a stone's throw away from the waterfront and within walking distance of the city centre and the historic Barbican.

This residence comprises; a spacious open-plan kitchen/lounge with matching wall and base units in the kitchen area with built-in appliances, two good-sized double bedrooms both benefiting from built-in wardrobes with mirrored sliding doors and the main bedroom offering an en-suite comprising walk-in shower, hand basin and W.C. a further bathroom can also be found comprising bath with overhead shower, hand basin and W.C. completing this home.

Externally, this property provides a communal decking area.

This apartment is the perfect opportunity for a first-time buyer or investor, appealing to a wide range of buyers.

BOOK YOUR VIEWINGS NOW!

Lounge

18' 5" maximum x 17' 1" maximum (5.61m maximum x 5.21m maximum)

Kitchen

12' 7" maximum x 8' 3" maximum (3.84m maximum x 2.51m maximum)

Bedroom One

11' 9" maximum x 12' 4" maximum (3.58m maximum x 3.76m maximum)

En-Suite

Bedroom Two

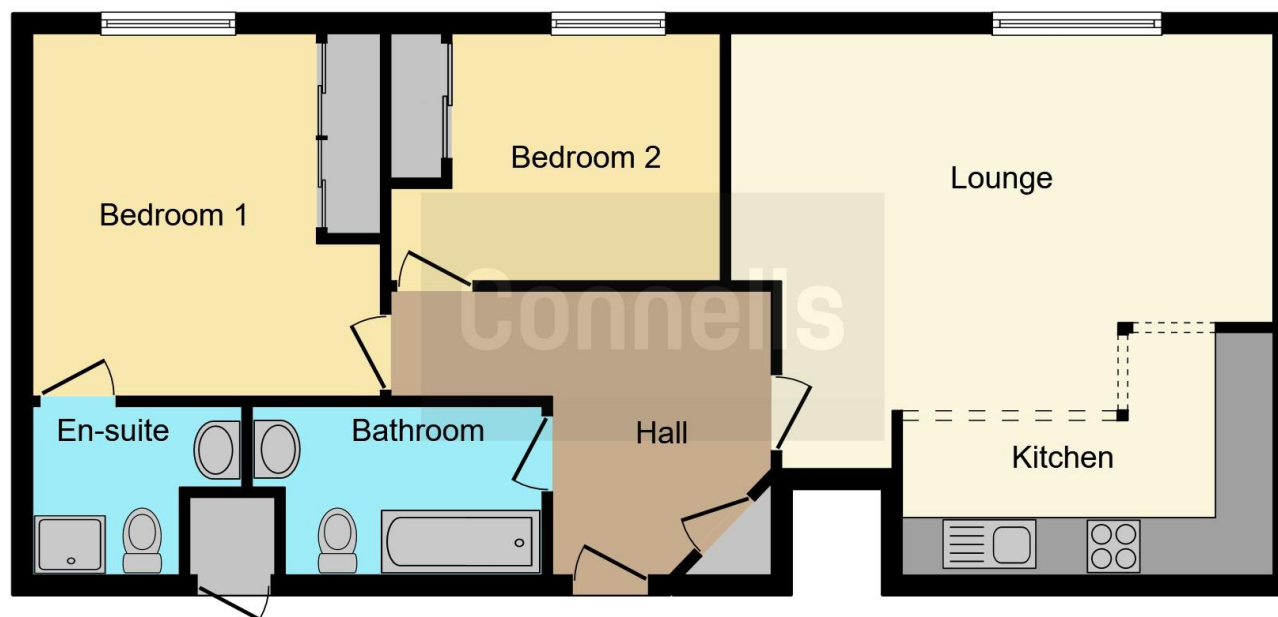
11' 3" maximum x 8' 5" maximum (3.43m maximum x 2.57m maximum)

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

To view this property please contact Connells on

T 01752 674 467
E plymouth@connells.co.uk

32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge:
 2158.06

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH312852

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Aug 2006. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLH312852 - 0003