



**Connells**

12a Cumberland Street  
Plymouth



### Property Description

An exciting opportunity to acquire this immaculately presented first floor apartment, situated in a prime central location. Benefiting from one double bedroom, lounge, kitchen, bathroom and on-street parking.

Close to a host of local amenities including an array of shops and restaurants, local parks, well-regarded schools whilst being a stone's throw away from the city centre and main bus routes as well as being a five minute stroll from the sea front with open air swimming pool, waterfront park and leisure centre.

As you enter this building you are welcomed with well-kept entrance hall and communal staircase up to the first floor apartment which offers showhome condition throughout, with a light and airy spacious lounge, a well-appointed modern kitchen with matching wall and base units and built-in appliances, a generous-sized double bedroom and completing this apartment you have a bathroom comprising bath with overhead shower, hand basin and W.C. as well as storage space throughout the hallway.

Externally, this property offers on-street parking.

This apartment is perfect for first-time buyers.

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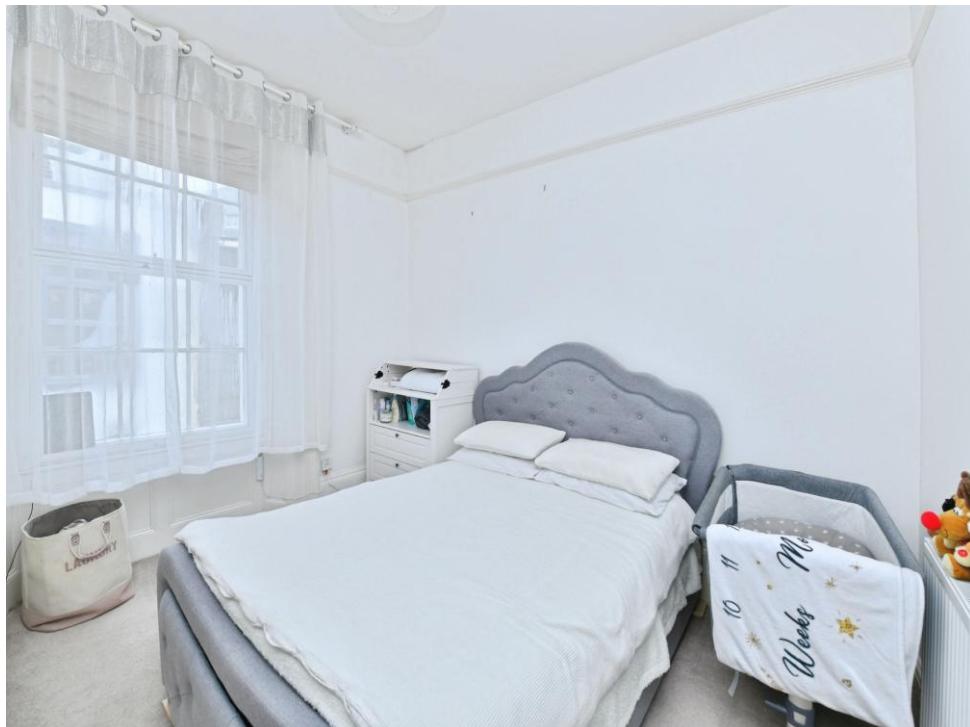
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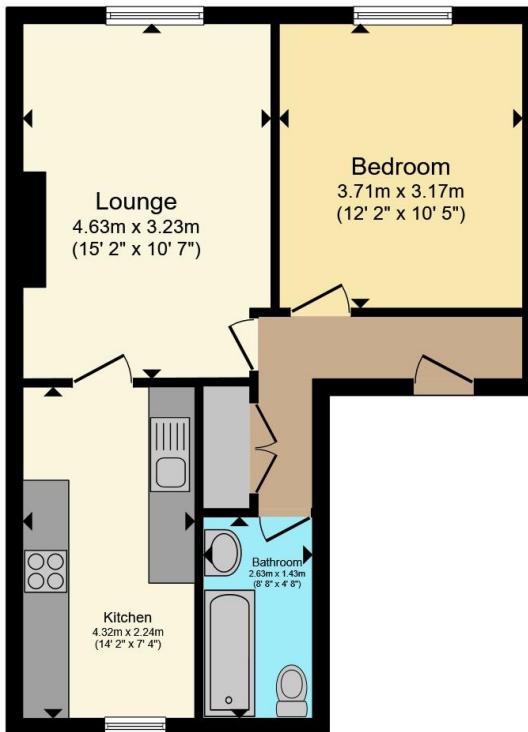
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Total floor area 46.8 m<sup>2</sup> (503 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Connells

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: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH312698](http://connells.co.uk/Property/PLH312698)**



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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