



Mayfair House Regent Street  
Plymouth



### Property Description

**\*\*NO ONWARD CHAIN\*\*** An exciting opportunity to purchase this immaculately presented third floor studio apartment, situated in the heart of the city. Close to a host of local amenities and Plymouth University, creating the perfect investment.

This studio benefits from a spacious light and airy lounge/bedroom with double doors opening up onto a Juliet balcony, a well-appointed kitchen with matching wall and base units and built-in appliances and a bathroom comprising walk-in shower, hand basin and W.C.

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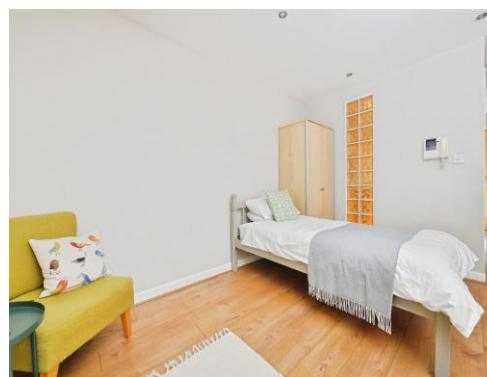
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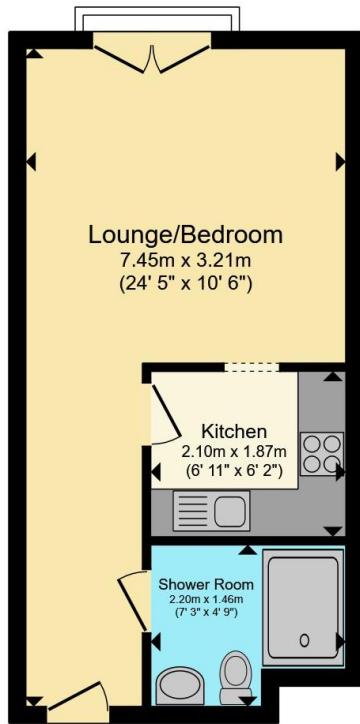
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Total floor area 32.8 m<sup>2</sup> (353 sq.ft.) approx

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**

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**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Service Charge:  
 1800.00

Ground Rent:  
 100.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2004. 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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Property Ref: PLH313100 - 0003