



**Connells**

Hawkers Lane  
Plymouth



### Property Description

An exciting opportunity to acquire this two bedroom well-presented purpose-built first floor apartment, situated within one of the city's most favoured residential areas of Peverell, with allocated parking. Conveniently located close to local amenities, local parks and transport links.

You access the property through a secure fob entrance and stairs lead you to the front door. As you enter the apartment you are greeted by a spacious hallway which gives you access to all rooms and a useful storage cupboard.

The main accommodation comprises; a lovely spacious open plan living/dining area with double glazed window to the rear and patio doors that open to a Juliet balcony overlooking communal gardens. Modern kitchen selection of wall and base units with work surfaces over.

The main bedroom a generous double bedroom with the second being a generous single with double glazed windows overlooking the front aspect. With a modern bathroom suite comprising; WC, wash hand basin and a bath with shower facility over.

Externally the flat offers an allocated parking space and use of the communal gardens.

This is a fantastic property perfect for any buyer looking for a conveniently located apartment that is ready to move into.

INTERNAL VIEWINGS COME HIGHLY ADVISED!

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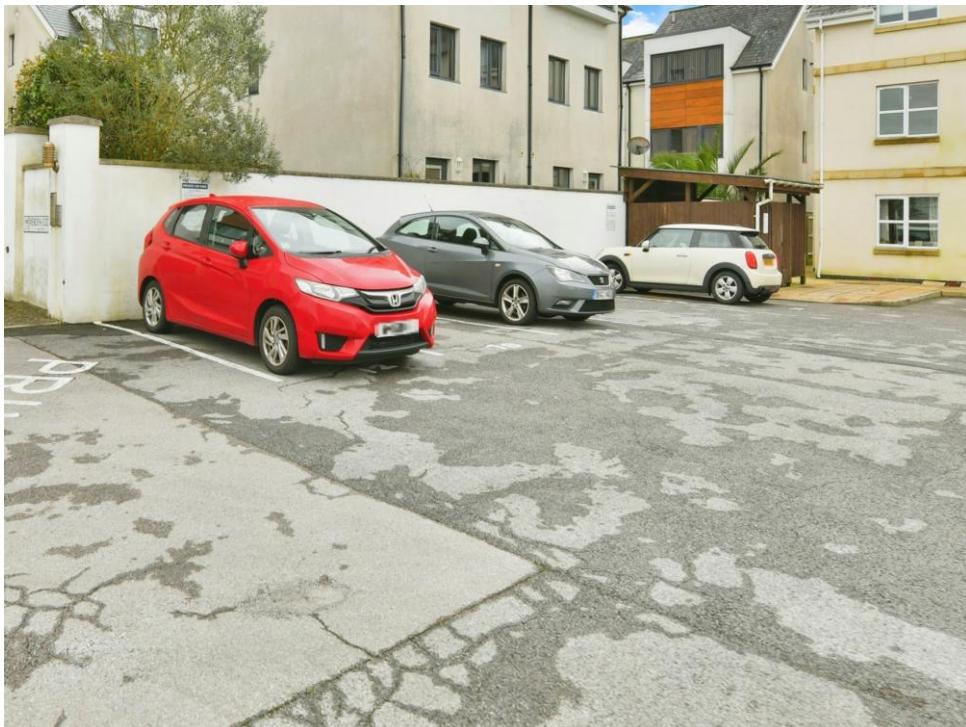
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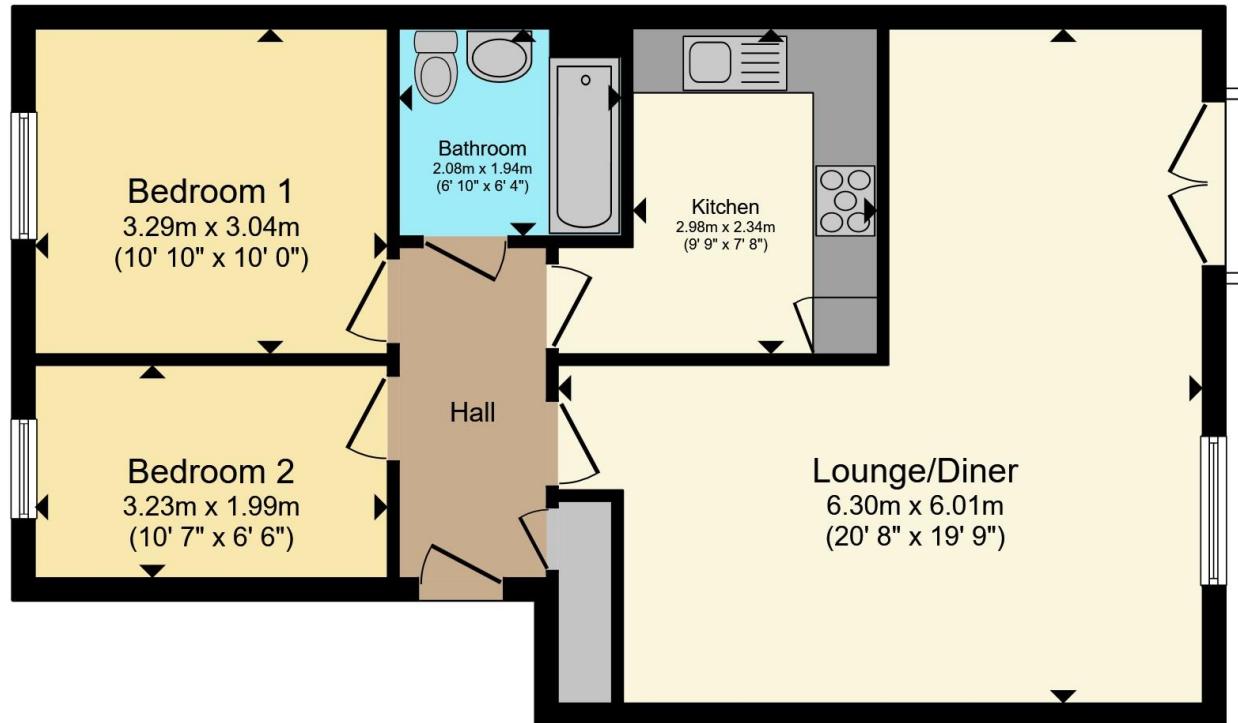
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Total floor area 62.9 m<sup>2</sup> (677 sq.ft.) approx

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: B  
 Council Tax  
 Band: C

Service Charge:  
 1176.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH313155](http://connells.co.uk/Property/PLH313155)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. 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.



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Property Ref: PLH313155 - 0002