



Connells

Longcause
Plymouth



Property Description

Situated in the sought-after location of Longcause, PL7, this well-presented one-bedroom ground floor flat offers spacious and comfortable living.

The property has recently undergone upgrades including a modern, newly fitted kitchen and a stylish contemporary bathroom. Benefiting from hardstand parking and a private rear garden, this home provides both practicality and outdoor space. I

deal for first-time buyers looking to get onto the property ladder or investors seeking a smart addition to their portfolio. The flat is conveniently located close to local amenities, transport links, and green spaces.

Entrance Porch

Double glazed door to the side elevation, double glazed window to the rear, two storage cupboards

Lounge/Diner

15' 8" max x 11' max (4.78m max x 3.35m max)

Double glazed window to the front elevation, gas fire

Kitchen

7' 1" max x 7' 8" max (2.16m max x 2.34m max)

Double glazed window to the rear elevation, fitted kitchen with wall and base units, space for electric cooker and fridge freezer, sink and draining board with mixer tap, two storage cupboards, radiator

Bedroom

12' 5" max x 10' 1" max (3.78m max x 3.07m max)

Double glazed window to the front elevation, radiator

Shower Room

Double glazed obscured window to the side elevation, quadrant shower cubicle, wash hand basin and vanity unit, low level wc, heated chrome towel rail, part tiled

Garden

Sunny aspect rear garden

Parking

Hardstand off road parking





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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EPC Rating: D Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 400.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PLN307307

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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