



**Connells**

Elford Crescent  
Plymouth



## Property Description

Situated in the popular Elford Crescent, this well-presented one-bedroom ground floor flat offers comfortable and practical living space, ideal for first-time buyers or investors alike.

The property comprises a light and airy lounge, a well-appointed kitchen fitted with an integrated oven and dishwasher, and a generous double bedroom complete with fitted wardrobes. The accommodation is completed by a modern shower room and a hallway offering useful built-in storage cupboards.

Further benefits include gas central heating, double glazing throughout, an allocated parking space, and access to a rear garden. This attractive flat combines convenience, comfort, and excellent investment potential.

### Entrance Porch

Double glazed door to the side aspect, double glazed window to the front aspect, space for coats and shoes, door access to lounge

### Lounge

13' 8" max x 10' 6" max ( 4.17m max x 3.20m max )

Double glazed window to the front aspect, radiator

### Inner Hallway

This handy space offers access into the kitchen, bedroom and bathroom and includes two deep storage cupboards which are perfect for storing away the ironing board and Hoover etc. There is a light fitting.

### Kitchen

9' 1" max x 5' 11" max ( 2.77m max x 1.80m max )

Double glazed window to the side aspect, fitted kitchen with integrated oven and dishwasher, electric hob, space for fridge freezer, undermount sink with mixer tap

### Bedroom One

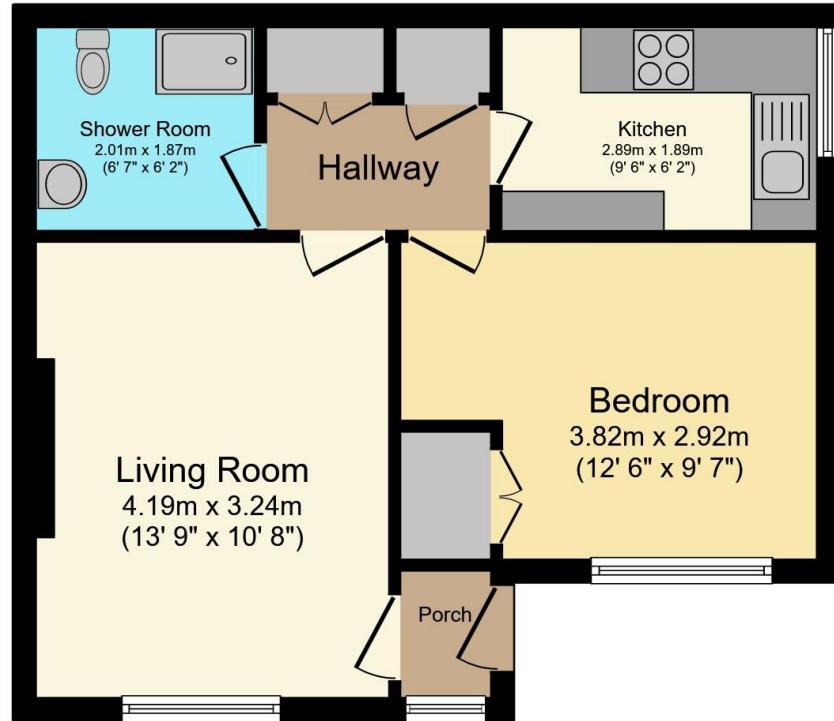
12' 1" max x 9' 3" max ( 3.68m max x 2.82m max )

Double glazed window to the front aspect, fitted wardrobes, radiator

### Bathroom

Shower cubicle, wash hand basin, low level WC, chrome ladder towel rail





Total floor area 40.3 m<sup>2</sup> (434 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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**view this property online [connells.co.uk/Property/PLN307445](http://connells.co.uk/Property/PLN307445)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

EPC Rating: C  
 Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold



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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