

# clever



## Flat 3, 10 Connaught Avenue

, Plymouth, PL4 7BX

**Asking price £110,000**



**\*\*\*EXCELLENT FIRST BUY/INVESTMENT PURCHASE WITH NEW 999 YEAR LEASE!\*\*\***

Welcome to Connaught Avenue, Plymouth - a charming location for this delightful apartment! This property boasts a spacious ground floor flat with one reception room, one bedroom, and a modern bathroom suite.

As you step inside, you'll be greeted by an open plan living and kitchen area, perfect for entertaining guests or simply relaxing after a long day. The property's older age adds character and charm, making it a unique find in the area.

With a generous 420 sq ft of space, this apartment offers a comfortable living environment. The new 999-year lease share of freehold provides security and peace of mind for the future. Additionally, the availability of on-street parking ensures convenience for residents and visitors alike.

Whether you're looking for a cosy home or a savvy investment opportunity, this apartment ticks all the boxes. Don't miss out on the chance to own a piece of Plymouth in this well-maintained property. Book a viewing today and envision the possibilities that await in this lovely apartment on Connaught Avenue!

Council Tax Band A. EPC C.



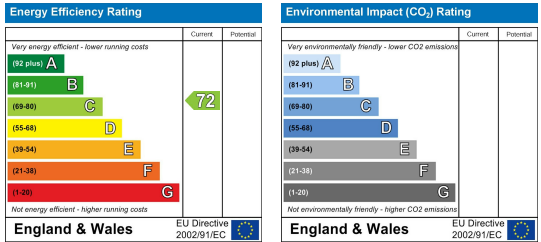
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.