



Connells

Fort Resolution House White Friars Lane
St. Judes Plymouth



Property Description

We are excited to introduce this well-presented top floor purpose-built apartment to the market, situated in a prime central location. Benefiting from one double bedroom, one single bedroom, lounge, kitchen, shower room, two balcony and allocated parking.

Located in the heart of the city, close to a host of local amenities such as an array of shops and restaurants, whilst being a stone's through from the city centre, Plymouth University, the historic Barbican and main transport links.

This apartment comprises a spacious bright and airy lounge with double doors leading out onto your own private balcony with stunning far-reaching views, followed by a kitchen with matching wall and base units and built-in appliances, a good-sized double bedroom benefiting from built-in mirror wardrobes and a balcony, a further good-sized single bedroom and shower room comprising walk-in corner shower, hand basin and W.C.

Externally, this property benefits from two balconies and allocated parking, perfect for those who drive.

This property is an attractive opportunity for a first-time buyer or investor, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Lounge

14' maximum x 12' 1" maximum (4.27m maximum x 3.68m maximum)

Kitchen

10' 2" x 5' 11" (3.10m x 1.80m)

Bedroom One

11' maximum x 10' 6" maximum (3.35m maximum x 3.20m maximum)

Bedroom Two

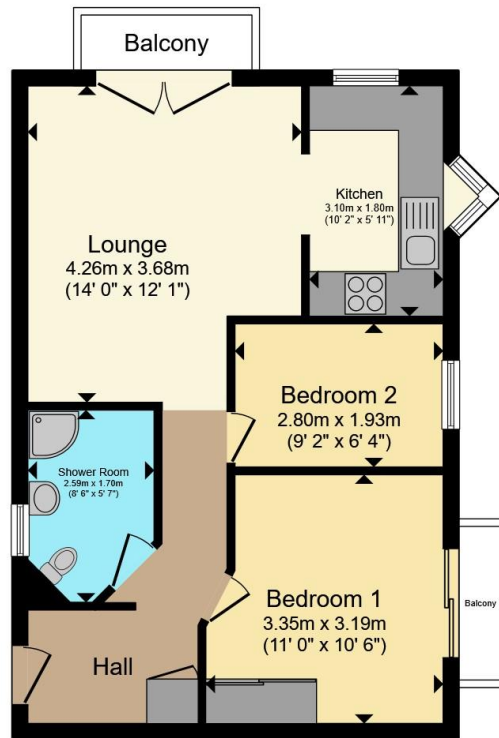
9' 2" x 6' 4" (2.79m x 1.93m)

Shower Room









Total floor area 48.1 m² (518 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



To view this property please contact Connells on

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32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: 750.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313474

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1994. 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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