



**Connells**

Flat 8 Cattedown Road  
Plymouth



## Property Description

**\*\*SHARED OWNERSHIP\*\*** An exciting opportunity to acquire this shared ownership two bedroom purpose-built first floor apartment, situated in the heart of Plymouth a stone's throw away from the city centre, the waterfront, the Barbican and many more.

This first floor apartment offers a substantial open plan lounge/kitchen area with matching wall and base units in the kitchen, this open plan space also offers access to a small balcony area. A spacious double bedroom and a good sized single bedroom can be found as well a bathroom comprising bath with overhead shower, hand basin and W.C. This apartment also provides ample storage space throughout, offering huge potential.

Externally, this property benefits from a small outside balcony off the lounge and secure allocated parking.

This apartment is close to a host of local amenities such as shops and restaurants and provides easy access to main transport links.

**BOOK YOUR VIEWINGS NOW!**

### Open Plan Lounge/Kitchen

13' 7" x 26' 5" ( 4.14m x 8.05m )

### Bedroom One

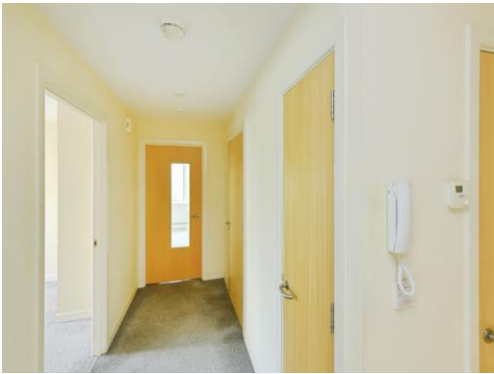
9' 9" x 14' 2" ( 2.97m x 4.32m )

### Bedroom Two

7' 4" x 14' 1" ( 2.24m x 4.29m )

### Bathroom

## Balcony









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](http://www.focalagent.com)

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: C

Council Tax  
 Band: A

Service Charge:  
 2370.84

Ground Rent:  
 2700.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH312313](http://connells.co.uk/Property/PLH312313)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 11 Oct 2007. 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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