



Connells

Emily Gardens
Plymouth



Property Description

We are delighted to welcome this immaculately presented two bedroom purpose-built ground floor apartment to the market, situated in a prime central location. Benefiting from two double bedrooms, lounge, kitchen, bathroom and allocated parking.

Located in the popular residential location of Greenbank, with the beautiful Freedom Fields right on your doorstep as well as being a stone's throw away from a host of local amenities such as array of shops and restaurants, the city centre, the historic Barbican and Plymouth Hoe & University.

This apartment has recently been redecorated throughout, with a spacious bright and airy lounge, a kitchen with matching wall and base units, two good-sized double bedrooms and bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property benefits from an allocated parking space, perfect for those who drive.

EARLY VIEWINGS ADVISED!

Lounge

15' 8" x 11' 3" (4.78m x 3.43m)

Kitchen

8' 11" x 7' 9" (2.72m x 2.36m)

Bedroom One

13' x 7' 9" (3.96m x 2.36m)

Bedroom Two

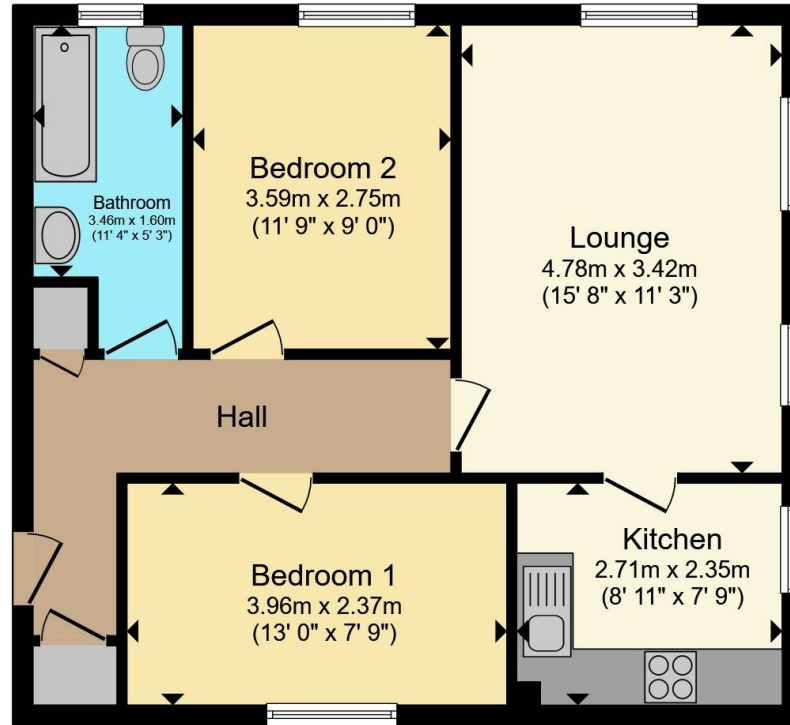
11' 9" x 9' (3.58m x 2.74m)

Bathroom









Total floor area 57.8 m² (622 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: C Council Tax
 Band: B

Service Charge:
 1670.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313650

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. 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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