



**Connells**

Glenmore Avenue  
Plymouth



### Property Description

14' 4" x 5' 2" ( 4.37m x 1.57m )

### Wet Room

We are excited to introduce this well-presented one bedroom ground floor flat to the market, situated in a popular central location. Benefiting from one double bedroom, lounge, kitchen, wet room, private outdoor space and on-street parking.

Located in the prime location of Milehouse, close to a host of local amenities such as shops and restaurants, well-regarded schools, local parks whilst offering easy access to the city centre, the Dockyard, Plymouth university and major transport links.

This property comprises a spacious bright and airy lounge, followed by a good-sized double bedroom, a modern kitchen with matching wall and base units and built-in appliances, and completing this home you have a wet room comprising walk-in shower, hand basin and W.C. and a private outdoor space.

This property is the perfect opportunity for a first time buyer or investor, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

### Lounge

15' 1" maximum x 11' 1" maximum ( 4.60m maximum x 3.38m maximum )

### Bedroom

10' 3" x 9' 2" ( 3.12m x 2.79m )

### Kitchen









Total floor area 45.3 m<sup>2</sup> (488 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)



To view this property please contact Connells on

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32 Mannamead Road  
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EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313291](http://connells.co.uk/Property/PLH313291)**



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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