



Connells

Ground Floor Flat The Quay
Oreston Plymouth



Property Description

Nestled in the picturesque setting of Oreston Quay, this well-presented one bedroom converted ground floor flat offers a fantastic opportunity for first-time buyers or investors. Boasting beautiful waterside views, the property features a bright and modern interior throughout, ready to move straight into.

The accommodation includes a spacious lounge, fitted kitchen, double bedroom and a contemporary bathroom. Externally, the property benefits from its own rear garden, ideal for relaxing or entertaining while enjoying the serene surroundings.

Offered with no onward chain and for sale via the Modern Method of Auction, this charming home combines convenience, style and a unique coastal lifestyle.

Don't miss your chance to secure this waterside gem in one of Plymouth's most sought-after spots.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Enter the property through a door to the front aspect into hallway, there are stairs leading to the upper flat.



Living Room

16' 2" max x 14' max (4.93m max x 4.27m max)

The lounge has an open brick fireplace and window to the rear aspect.

Kitchen

8' 6" x 7' 10" (2.59m x 2.39m)

The kitchen comprises: Matching wall and base units with work surface over, sink with drainer unit, space for undercounter washing machine, space for tall freestanding fridge/freezer, gas hob with extractor fan and electric oven. There is a window to the side aspect.

Bedroom

13' 3" max x 13' 1" max (4.04m max x 3.99m max)

The bedroom has a window to the front aspect with lovely views of the water.

Bathroom

Bath with electric shower over, wash hand basin, WC and there are obscured double glazed windows to the rear and side aspect.

Outside

The property has a private rear garden.

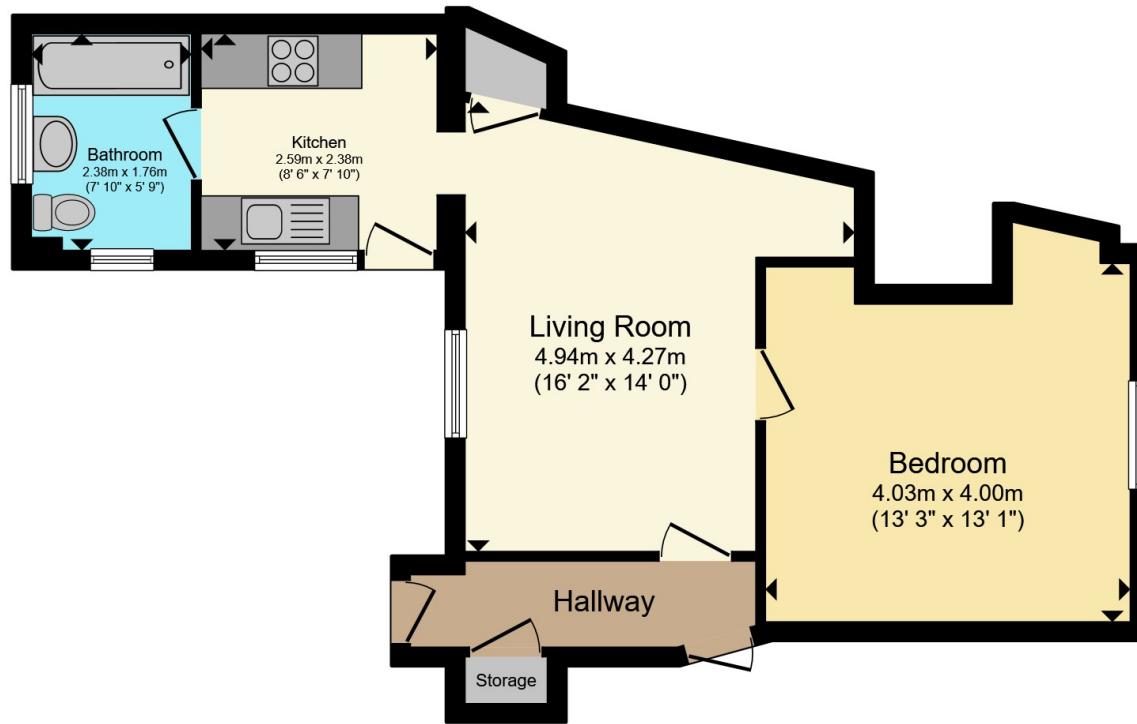
Agent's Note

The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.









Total floor area 47.6 m² (513 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

Connells

To view this property please contact Connells on

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2A The Broadway Plymstock
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EPC Rating: C
 Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLK307386

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2026. 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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