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# LUKE BOON

POWERED BY  
**exp** <sup>UK</sup>  
*Personal Estate Agent*



2 BEDROOMS



1 RECEPTION ROOM



1 BATHROOM



851 SQ.FT



LEASEHOLD

## CONNAUGHT AVENUE MUTLEY PL2 1JY £140,000

Rarely Available, fully refurbished first floor apartment with allocated parking & a garage. Two bedrooms, large lounge, fitted kitchen, shower room & no onward chain



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Connaught Avenue is located on the edge of Mutely Plain in the heart of Plymouth City Centre. Giving easy access to the city centre, Plymouth University and the train station. Mutley Plain has a wide range of local and national traders, eateries, pubs and coffee shops, plus numerous bus stops leading into the city centre, Derriford Hospital and beyond.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

Located on the first floor, you enter the property into the entrance hall, which leads through to the lounge, kitchen, both bedrooms and the shower room. There is a window to the side elevation and a telephone entry system.

The lounge is located at the front of the property and has a large bay window to the front elevation and a feature fireplace. The kitchen is located at the rear of the apartment and has a range of wall and base mounted units complete with a work surface over. There is an integral fridge and freezer, a washer dryer, a electric oven with a ceramic hob over. There is a composite sink drainer with a mixer tap over, a window to the side elevation and door leading out to the parking space and garage.

The main bedroom is a good double size with two built in wardrobes and a feature fireplace. There is a window to the rear elevation. Bedroom two is a large single room with a window to the front elevation.

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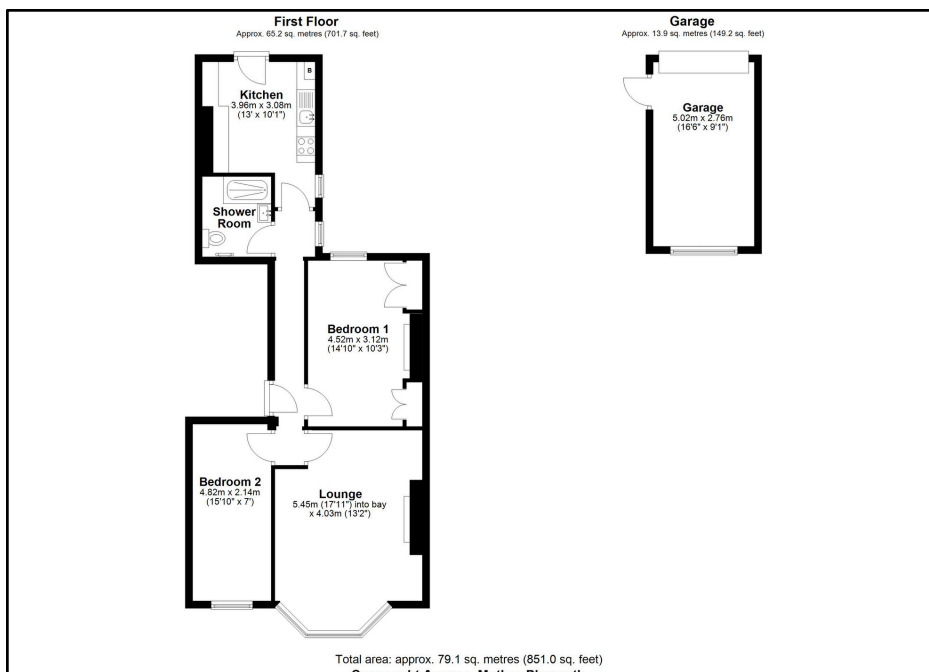
The shower room is superbly presented, a large walk in shower, a low level w/c and a hand wash basin with a storage cupboard under. The walls and floor are tiled, there is a heated towel rail and an extraction fan. the whole apartment has been refurbished and has no onward chain.

## Outside

Externally, the property has an allocated parking space located at the rear of the property. There is a garage, with an up and over door, inspection pit and a window to the rear elevation. The garage has power and lighting.

## Tenure & Services

Tenure - Share Of Freehold  
Lease Length - 989 Years Remaining  
Service Charge & Ground Rent - £480 Per Annum & £0 Ground Rent -  
Additional cost are split between the three apartments  
EPC - C  
Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Website Link

Any questions? Want to make an offer?  
Please get in touch

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