



Connells

Flat 87 Albert Road
Plymouth



Property Description

An exceptional duplex penthouse with stunning River Tamar views, an extraordinarily spacious principal bedroom, two balconies, underfloor heating and secure underground parking. Arranged over two floors, the apartment combines a large open-plan kitchen/reception room with an impressive upper-floor bedroom suite and private walk-out balcony.

Located in Latitude 52 in the prime location of Stoke, 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, Plymouth university and major transport links.

As you enter this stunning penthouse, you are welcomed with a substantial bright and airy open-plan kitchen/living/dining room giving that contemporary feel with a stylish kitchen with modern wall and base units and top of the range built-in appliances and double doors opening up one of the balconies offering beautiful far-reaching views and a downstairs W.C. completes this floor.

Continuing the showhome condition, on the first floor you will find a spacious double bedroom with ample space and storage with a wrap around balcony also offering those beautiful far-reaching views and a modern luxury en-suite comprising walk-in shower, hand basin and W.C.

This apartment also offers secure underground allocated parking, perfect for

those who drive.

EARLY VIEWINGS ADVISED!

Kitchen/Living/Dining Room

25' 5" maximum x 25' maximum (7.75m maximum x 7.62m maximum)

W.C.

Bedroom

22' 10" maximum x 20' 8" maximum (6.96m maximum x 6.30m maximum)

En-Suite

Balcony

Agents Note;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

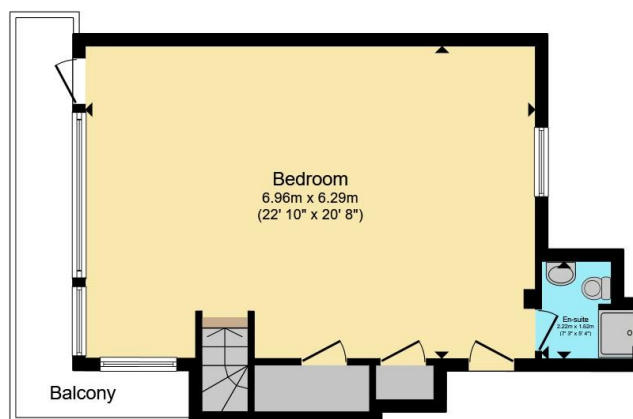








Ground Floor



First Floor

Total floor area 100.4 m² (1,080 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

T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
PLYMOUTH PL5 1RW

EPC Rating: C

Council Tax
Band: B

Service Charge:
1800.00

Ground Rent:
100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBU110135

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. 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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