



Connells

Ross Street
Plymouth



Property Description

We are excited to introduce this purpose-built one bedroom maisonette to the market, situated in a popular residential location. Benefiting from one double bedroom, open-plan kitchen/lounge, downstairs W.C., en-suite, balcony and on-street parking.

Located centrally in the Devonport area of Plymouth, close to a host of local amenities, well-regarded schools, local parks and a being a stone's throw away from the waterfront and Devonport Dockyard, whilst offering easy access to the the city centre and major transport links.

As you enter this maisonette, you are welcomed with a spacious bright and airy open-plan kitchen/lounge, with matching wall and base units and built-in appliances to the kitchen area, a separate office space can also be found, perfect for those who work from home and a downstairs W.C.

On the first floor, you will find a large double bedroom with your own private balcony and en-suite comprising walk-in shower, hand basin and W.C.

BOOK YOUR VIEWINGS NOW!

Ground Floor

Lounge

18' 4" maximum x 14' 8" maximum (5.59m maximum x 4.47m maximum)

Kitchen

10' 7" maximum x 9' 11" maximum (3.23m maximum x 3.02m maximum)

Office

8' 3" maximum x 7' 1" maximum (2.51m maximum x 2.16m maximum)

W.C.

First Floor

Bedroom

18' 4" maximum x 11' 2" maximum (5.59m maximum x 3.40m maximum)

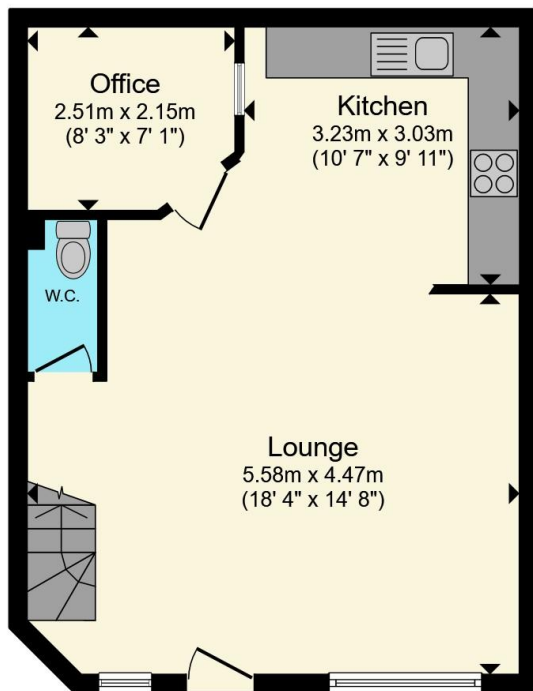
En-Suite

Balcony

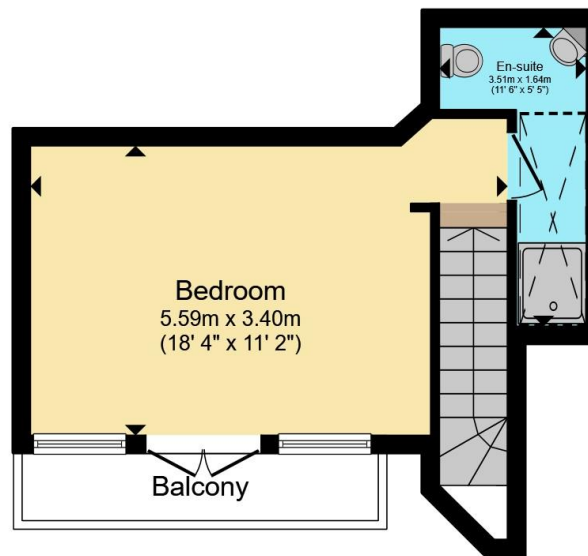








Ground Floor



First Floor

Total floor area 67.8 m² (730 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
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EPC Rating: D Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/PLH313510](https://www.connells.co.uk/Property/PLH313510)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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