



Connells

Penrose Street
Plymouth



Property Description

We are delighted to introduce this newly refurbished versatile three bedroom first floor flat to the market, situated in a prime central location. Benefiting from three double bedrooms, lounge, kitchen, bathroom, balcony, private rear garden and permit on-street parking to the front.

Located in the heart of the city, close to a host of local amenities such as an array of shops and restaurants whilst being a stone's throw from the city centre, Plymouth university, Plymouth train station and main bus routes.

This property comprises a spacious bright and airy lounge with a beautiful bay window to the rear, a brand-new modern kitchen with matching wall and base units and built-in appliances, three good-sized double bedrooms and bathroom comprising bath with overhead shower, hand basin and W.C. This flat offers versatility with the option to use as a two bedroom and two reception room and has been newly painted and had new carpets laid throughout as well as benefiting from gas central heating and double glazing.

Externally, this property offers a balcony, private rear garden and permit on-street parking.

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

EARLY VIEWINGS ADVISED!

Lounge

12' 11" maximum x 12' 4" maximum (3.94m maximum x 3.76m maximum)

Kitchen

8' 11" maximum x 8' 8" maximum (2.72m maximum x 2.64m maximum)

Bedroom One

12' 10" maximum x 9' 6" maximum (3.91m maximum x 2.90m maximum)

Bedroom Two

10' 3" maximum x 8' 9" maximum (3.12m maximum x 2.67m maximum)

Bedroom Two

10' 3" maximum x 8' 9" maximum (3.12m maximum x 2.67m maximum)

Office/Bedroom Three

9' 9" maximum x 9' 4" maximum (2.97m maximum x 2.84m maximum)

Bathroom

Balcony

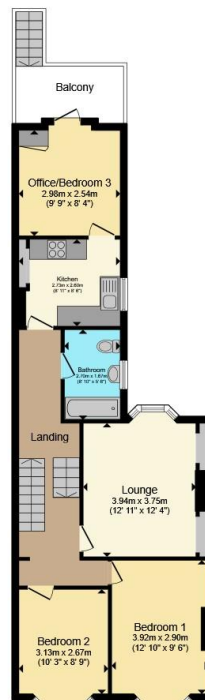
Agents Note;

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.









First Floor

Total floor area 74.0 m² (797 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
 PLYMOUTH PL4 7AA

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/PLH313894

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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