



Connells

Brittany Street
Plymouth



Property Description

We are delighted to introduce this immaculately presented third floor one bedroom apartment with stunning marina and sea views to the market, situated in a prime central location. Benefiting from one double bedroom, kitchen, lounge, bathroom, balcony and secure allocated underground parking.

Located in one of Plymouth's most sought-after locations, offering access to a host of local amenities including array of shops, cafes, doctors' surgery, pharmacy and public houses whilst being a stone's throw away from the waterfront and within walking distance of the city centre and the historic Barbican and the Royal William Yard.

As you enter this luxury apartment, you will find a substantial bright and airy living space with double patio doors leading to your own private balcony sporting stunning far-reaching marina and sea views, with a modern kitchen with matching wall and base units and built-in appliances just off the living space. A spacious double bedroom also sporting the stunning views can also be found as well as a bathroom comprising bath with overhead shower, hand basin and W.C.

This property also benefits from secure allocated underground parking, perfect for those who drive.

EARLY VIEWINGS ADVISED!

Lounge

16' 5" x 11' 3" (5.00m x 3.43m)

Kitchen

7' 1" x 7' 1" (2.16m x 2.16m)

Bedroom

12' 8" x 8' 3" (3.86m x 2.51m)

Bathroom

7' 2" maximum x 5' 7" maximum (2.18m maximum x 1.70m maximum)

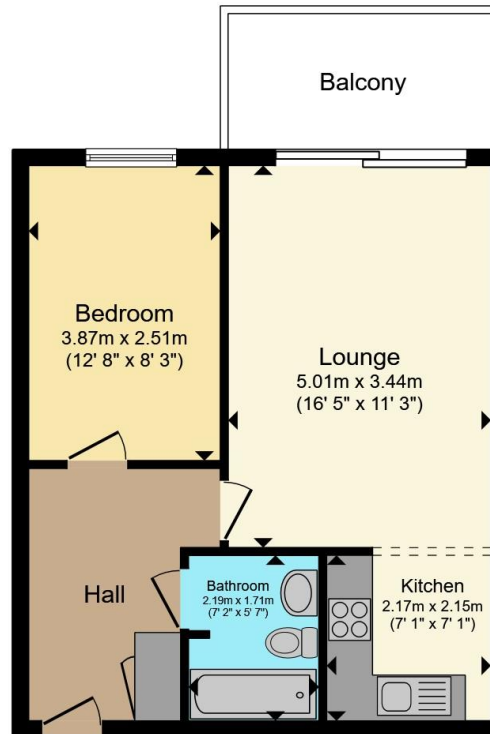
Agents Note;

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.









Total floor area 44.0 m² (474 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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32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2056.76

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313906

This is a Leasehold property with details as follows; Term of Lease 250 years from 28 Nov 2008. 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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