



Connells

Rothesay Gardens
Plymouth



Property Description

We are delighted to introduce this immaculately presented one bedroom ground floor flat to the market, situated in a popular residential location. Benefiting from one double bedroom, kitchen, lounge, shower room, front garden, shared rear garden and on-street parking.

Located in the sought-after location of Crownhill, close to a host of local amenities such as an array of shops and restaurants, local parks, well-regarded schools whilst offering easy access to the A38 and main bus routes to the city centre and Derriford Hospital.

As you enter this home through a private entrance and are welcomed with a beautifully presented spacious bright and airy lounge with a beautiful bay window and stunning feature fire place, a kitchen with matching wall and base units and built-in appliances, a well-presented good-sized double bedroom and a shower room comprising walk-in corner shower, hand basin and W.C.

Externally, this property offers a garden to the front as well as on-street parking, a shared garden to the rear and two dry sheds for storage.

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

EARLY VIEWINGS ADVISED!

Lounge

12' 1" maximum x 11' 8" maximum (3.68m maximum x 3.56m maximum)

Kitchen

8' 10" x 8' (2.69m x 2.44m)

Bedroom

11' 8" x 10' 8" (3.56m x 3.25m)

Shower Room

7' x 5' 7" (2.13m x 1.70m)

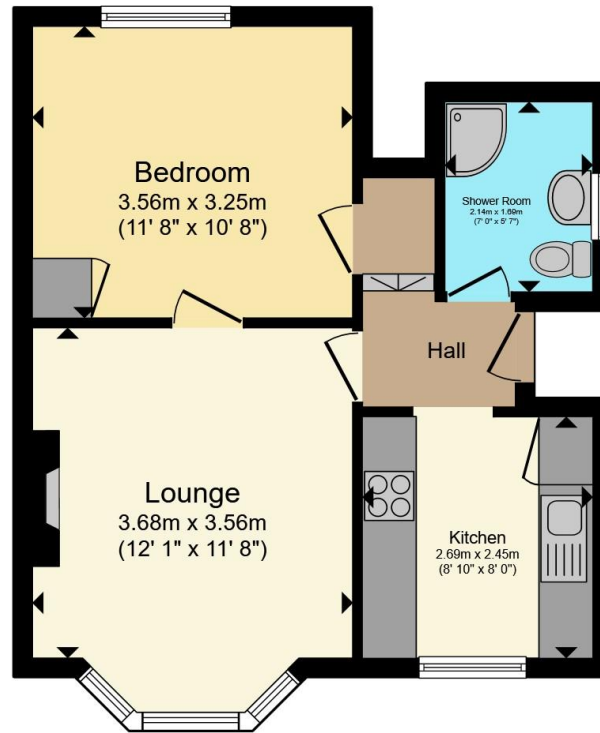
Agents Note;

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 40.6 m² (437 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: D

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBU110089

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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Property Ref: SBU110089 - 0003