



Connells

Ground Floor Flat Cotehele Avenue
Prince Rock Plymouth

Ground Floor Flat Cotehele Avenue Prince Rock Plymouth PL4 9NG

for sale
£130,000



Property Description

We are delighted to introduce this immaculately presented one bedroom ground floor flat to the market, situated in a prime central location. Benefiting from one double bedroom, lounge, kitchen, shower room, communal courtyard and permit on-street parking.

Located in Cattedown, close to a host of local amenities such as shops and restaurants and a stone's throw away from the city centre, Plymouth University, the Barbican and Hoe and offers easy access to main transport links.

As you enter this stunning home, you are welcomed with a spacious bright and airy lounge with a beautiful bay window, high ceilings as well as boasting gorgeous period features throughout, followed by a well-presented good-sized double bedroom, a modern shower room comprising walk-in shower, hand basin and W.C. and completing this home you have a generous sized kitchen with modern matching wall and base units with built-in appliances, perfect for hosting and socialising, and access to a communal rear courtyard.

This home has been recently renovated throughout to an exceptional standard giving that warm and welcoming feel.

EARLY VIEWINGS ADVISED!

****AGENTS NOTE****

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.

Lounge

14' 10" maximum x 12' 10" maximum (4.52m maximum x 3.91m maximum)

Kitchen

16' 11" maximum x 11' maximum (5.16m maximum x 3.35m maximum)

Bedroom

12' 2" maximum x 11' 1" maximum (3.71m maximum x 3.38m maximum)

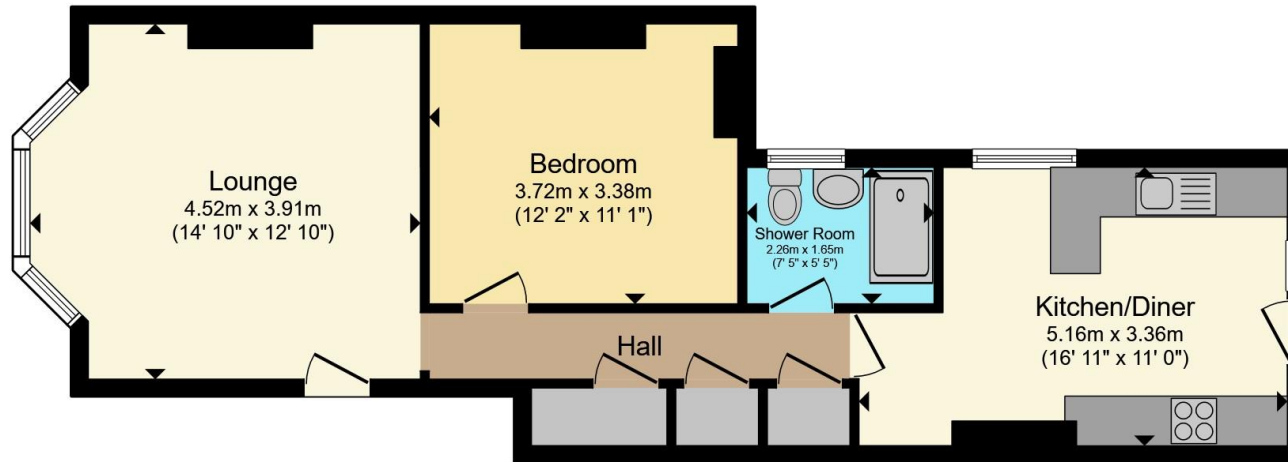
Shower Room

7' 5" x 5' 5" (2.26m x 1.65m)









Ground Floor

Total floor area 59.3 m² (638 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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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313772

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1993. 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.

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