



Connells

Brittany Street
Plymouth



Property Description

We are delighted to introduce this immaculate two bedroom fourth floor apartment to the market, situated in a prime central location. Benefiting from two double bedrooms, open-plan kitchen/lounge, two bathrooms, two balconies with stunning far reaching city & sea views and secure allocated 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 apartment, you are welcomed with a spacious bright and airy open-plan kitchen/lounge offering contemporary living with a matching wall and base units and new built-in cooker and wash machine in the kitchen area. This space also has double sliding doors leading to one of the balconies stretching the whole length of the apartment and offering stunning far-reaching sea views. Two good-sized double bedrooms can also be found with the primary bedroom benefiting from a luxury en-suite comprising walk-in shower, hand basin and W.C. and door leading to the second balcony which offers beautiful far-reaching city views. Completing this immaculate apartment you will find a further modern bathroom comprising bath with overhead shower, hand basin and W.C.

EARLY VIEWINGS ADVISED!

Kitchen/Lounge

23' 6" maximum x 16' 6" maximum (7.16m maximum x 5.03m maximum)

Balcony

Bedroom One

13' maximum x 12' 9" maximum (3.96m maximum x 3.89m maximum)

En-Suite

Balcony

Bedroom Two

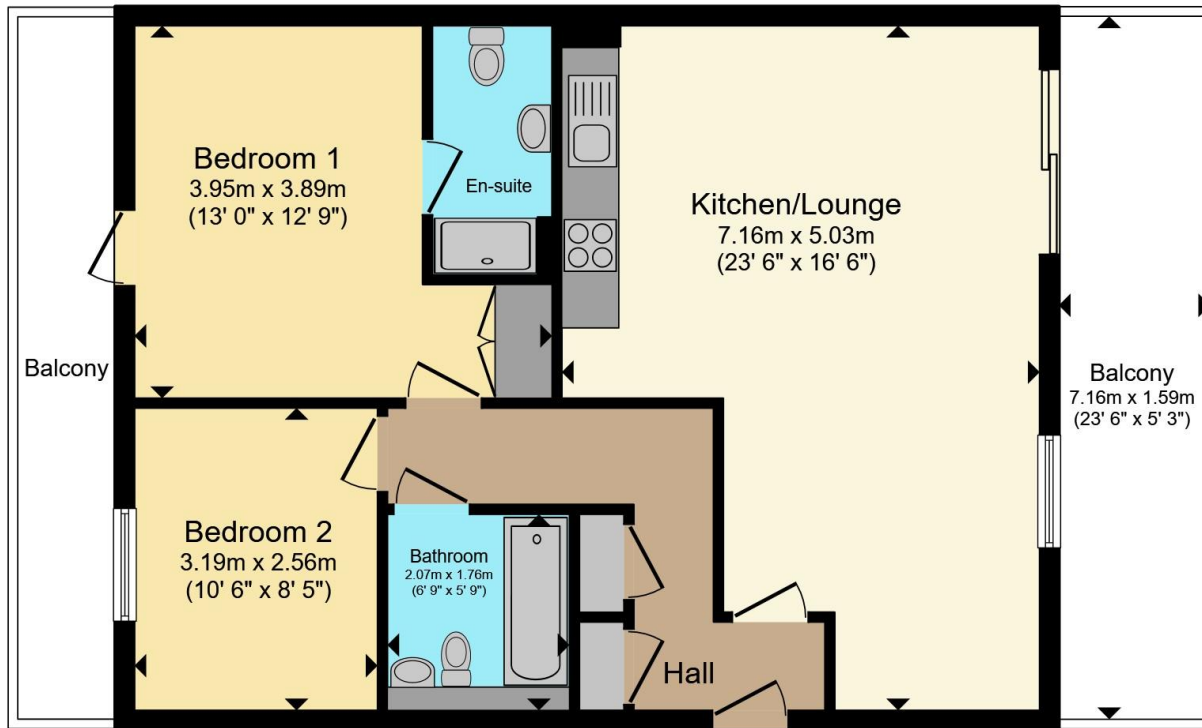
10' 6" x 8' 5" (3.20m x 2.57m)

Bathroom









Total floor area 68.8 m² (741 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: C Council Tax
 Band: C

Service Charge:
 2056.76

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313525

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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