



Connells

Arundel Crescent
Plymouth



Property Description

We are excited to introduce this fantastic investment opportunity to the market, situated in a prime central location. This versatile investment is split into a one bedroom flat, a two bedroom flat and a unique dance studio.

Located centrally in the heart of Plymouth, close to a host of local amenities, well-regarded schools, local parks whilst being a stone's throw away from the city centre, Plymouth University and Plymouth train station.

This property is comprises a spacious dance studio to the lower ground floor with an extra reception room and W.C, which can be converted into a one to two bedroom self-contained flat with access from the front and rear of the property, a one bedroom flat to the ground floor comprising lounge, kitchen, a double bedroom and shower room and to complete this property on the first floor you have a two bedroom flat comprising lounge, kitchen, utility room, one double bedroom, a single bedroom and bathroom.

This property also offers a gated car park for up to three cars to the rear.

CONTACT AGENT FOR FURTHER DETAILS.

Basement

Dance Studio

26' 4" x 13' 11" (8.03m x 4.24m)

Reception Room

17' 3" maximum x 12' 6" maximum (5.26m maximum x 3.81m maximum)

W.C.

Ground Floor

Lounge

14' 2" maximum x 13' 10" maximum (4.32m maximum x 4.22m maximum)

Kitchen

11' maximum x 10' 2" maximum (3.35m maximum x 3.10m maximum)

Bedroom One

13' 4" maximum x 12' 2" maximum (4.06m maximum x 3.71m maximum)

Shower Room

First Floor

Lounge

14' 9" maximum x 12' 10" maximum (4.50m maximum x 3.91m maximum)

Kitchen

10' 10" maximum x 9' 8" maximum (3.30m maximum x 2.95m maximum)

Utility

6' 10" x 6' 3" (2.08m x 1.91m)

Bedroom Two

14' 9" maximum x 12' 6" maximum (4.50m maximum x 3.81m maximum)

Bedroom Three

10' 2" x 6' 3" (3.10m x 1.91m)

Bathroom

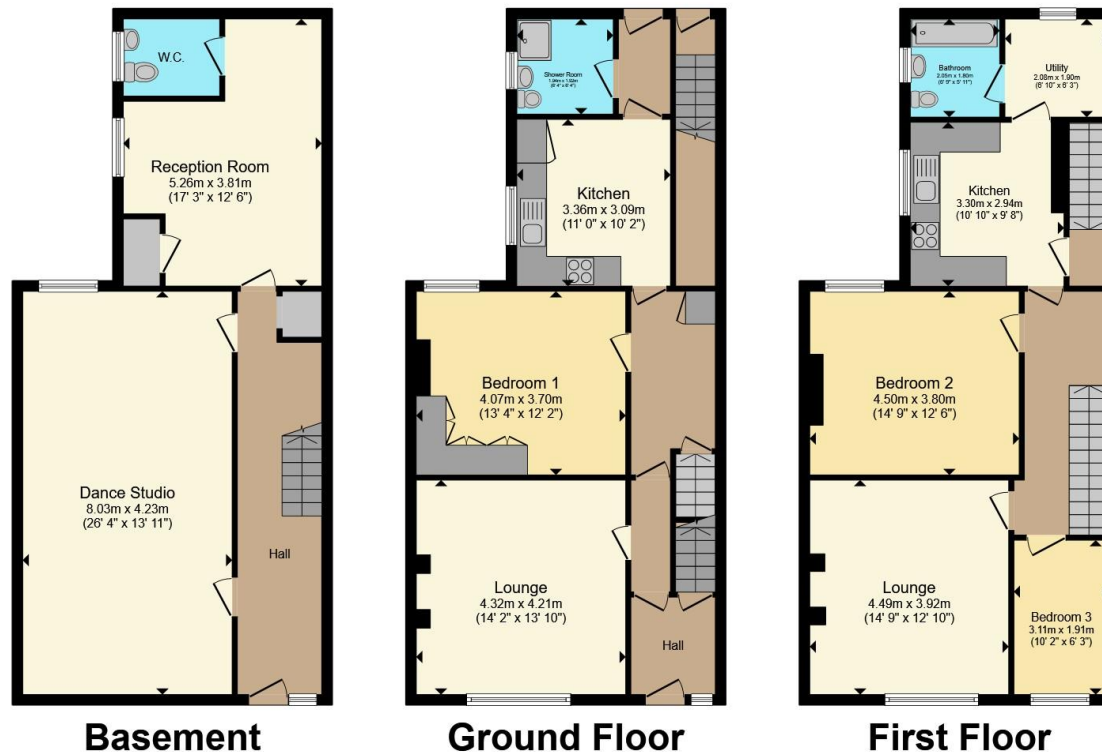
Agents Note;

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 212.0 m² (2,282 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: A

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313738



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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