



**Connells**

Morley Court  
Plymouth



### Property Description

We are excited to introduce this third floor two bedroom purpose-built apartment to the market, situated in a prime central location. Benefiting from two double bedrooms, kitchen/diner, lounge, bathroom and on-street parking.

Located in the heart of the city, close to a host of local amenities such as an array of shops, restaurants, bars, local parks and well-regarded schools with the city centre on your doorstep, and the Barbican and Plymouth Hoe just a stones throw away.

This apartment comprises a spacious bright and airy lounge with city views, a kitchen with matching wall and base units, two good-sized double bedrooms and completing this apartment you have the bathroom comprising bath with overhead shower, hand basin and W.C. This apartment offers good-condition throughout as well as gas central heating and double glazing.

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

EARLY VIEWINGS ADVISED!

### Lounge

16' 5" maximum x 11' 2" maximum ( 5.00m maximum x 3.40m maximum )

### Kitchen/Diner

12' 4" maximum x 11' 5" maximum ( 3.76m

maximum x 3.48m maximum )

### Bedroom One

14' 8" maximum x 9' 2" maximum ( 4.47m maximum x 2.79m maximum )

### Bedroom Two

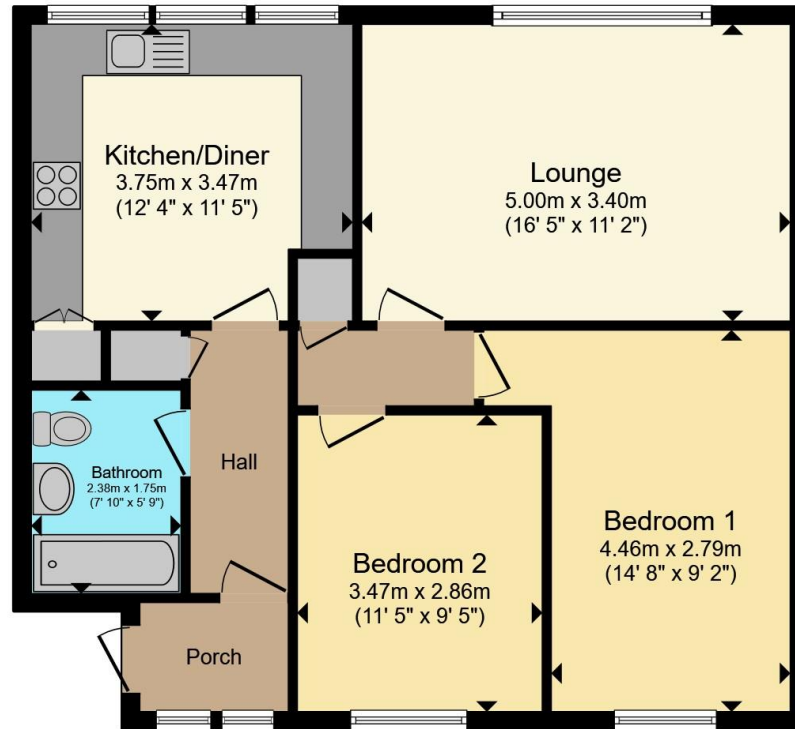
11' 5" x 9' 5" ( 3.48m x 2.87m )

### Bathroom









Total floor area 69.3 m<sup>2</sup> (746 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

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/PLH313470](http://connells.co.uk/Property/PLH313470)**

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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