



Connells

Flat 10 Arundel Crescent
Plymouth

Flat 10 Arundel Crescent Plymouth PL1 5FD

for sale guide price
£180,000



Property Description

We are delighted to introduce this immaculately presented three bedroom second floor maisonette to the market, situated in a prime central location. Benefiting from three double bedrooms, open-plan kitchen/lounge/dining room, shower room and allocated parking.

Conveniently located in the heart of the city, this property is close to a host of local amenities, such as an array of shops, restaurants, local parks, well-regarded schools, whilst being a stones throw away from the city centre and Plymouth train station.

As you enter this home, you are welcomed with three good-sized double bedrooms all in showhome condition with the smaller of the bedrooms making the most perfect walk-in wardrobe space or at home office and the primary bedroom benefiting double patio doors with a Juliet balcony with stunning far-reaching views across Victoria Park. A modern shower room can also be found comprising walk-in shower, hand basin and W.C.

Continuing the immaculate condition you will find a substantial bright and airy open-plan kitchen/lounge/dining room giving that modern contemporary feel and stylish matching wall and base units and built-in appliances to the kitchen area. This space creates the perfect space for hosting and socialising also sporting those stunning views across the park, a real selling point to this

home.

Externally, this property offers allocated parking, a rarity for such a central location.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge/Bedroom

16' 7" maximum x 14' 5" maximum (5.05m maximum x 4.39m maximum)

Bedroom Two

10' 6" maximum x 10' 1" maximum (3.20m maximum x 3.07m maximum)

Bedroom Three

11' 5" maximum x 7' 7" maximum (3.48m maximum x 2.31m maximum)

Shower Room

9' 5" x 7' 3" (2.87m x 2.21m)

First Floor

Lounge/Dining Room

19' maximum x 15' 10" maximum (5.79m maximum x 4.83m maximum)

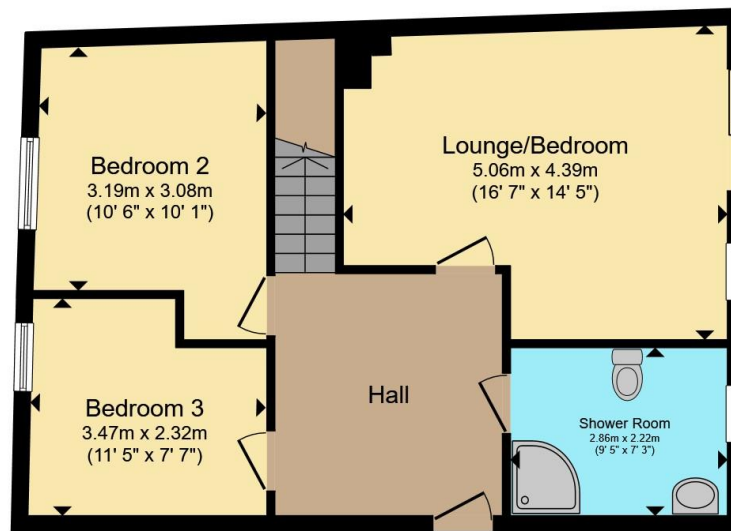
Agents Note;

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.









Ground Floor



First Floor

Total floor area 90.5 m² (974 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
PLYMOUTH PL4 7AA

EPC Rating: B

Council Tax
Band: B

Service Charge:
1119.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313967

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. 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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