



Ground Floor Flat Grenville Road
Plymouth

Ground Floor Flat Grenville Road Plymouth PL4 9PY

for sale
£130,000



Property Description

We are delighted to introduce this immaculately presented two bedroom ground floor converted flat to the market, situated in a prime central location. Benefiting from one double bedroom, one single bedroom, lounge, kitchen, bathroom, rear outdoor space and allocated parking.

Located in the popular residential location of Prince Rock, close to a host of local amenities such as an array of shops and restaurants, local parks, well-regarded schools and a stone's throw away from the city centre, the historic Barbican and Plymouth Hoe whilst offering easy access to main transport links.

As you enter this home, you are welcomed with a spacious bright and airy lounge with a beautiful bay window and stunning feature fireplace, followed by a substantial double bedroom, a single bedroom, perfect for an at home office space, extra storage space or a walk-in wardrobe, a bathroom comprising bath with overhead shower, hand basin and W.C. and completing this home you have beautifully presented generous sized kitchen with modern matching wall and base units and built-in appliances with access to the rear outdoor space.

Externally, this property benefits from allocated parking, perfect for those who drive and rear outdoor space.

This home is an attractive opportunity for a first-time buyer or investor, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Lounge

13' 8" maximum x 12' 11" maximum (4.17m maximum x 3.94m maximum)

Bedroom One

14' 2" maximum x 11' 3" maximum (4.32m maximum x 3.43m maximum)

Kitchen

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

Bedroom Two

7' 3" maximum x 7' 3" maximum (2.21m maximum x 2.21m maximum)

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 75.1 m² (808 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: D Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313754

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 1991. 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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