



Connells

Beaufort House Mariners Court
PLYMOUTH



Property Description

We are delighted to introduce this charming two bedroom ground floor apartment to the market for the first time, situated in a sought-after location. Benefiting from two bedrooms, two bathrooms, kitchen, lounge, balcony, allocated off-street parking whilst sporting stunning views across the harbour.

Located in one of Plymouth's most desirable locations, offering access to a host of local amenities including array of shops, cafes, 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.

This residence offers a spacious bright and airy lounge with beautiful floor to ceiling windows with views across Sutton Harbour, a kitchen with matching wall and base units, a generous-sized primary bedroom also with floor to ceiling windows and en-suite comprising bath with overhead shower, hand basin and W.C., a further good-sized single bedroom can be found and a bathroom comprising bath with overhead shower, hand basin and W.C. Both bedrooms also have patio doors leading directly out onto the balcony.

Externally, this property offers from a balcony to the front with views of the harbour and allocated off-street parking.

EARLY VIEWINGS ADVISED!

Lounge

18' 4" x 15' 1" (5.59m x 4.60m)

Kitchen

11' 6" x 7' 9" (3.51m x 2.36m)

Bedroom One

13' 9" maximum x 11' 7" maximum (4.19m maximum x 3.53m maximum)

En-Suite

Bedroom Two

9' 6" maximum x 7' 7" maximum (2.90m maximum x 2.31m maximum)

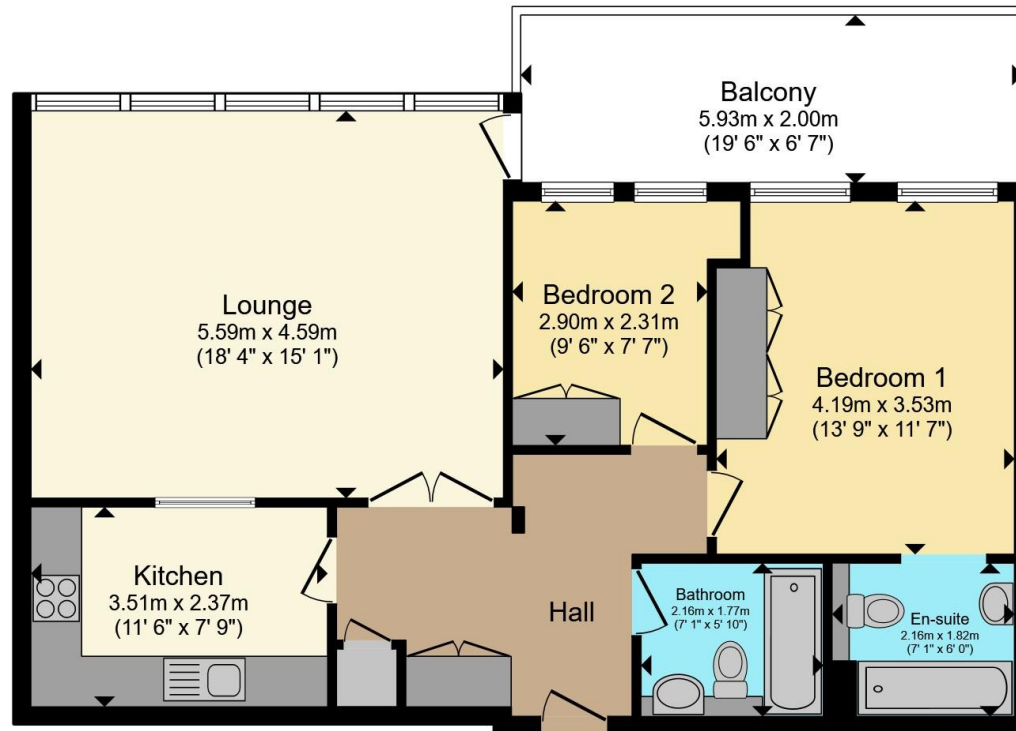
Bathroom

Balcony









Total floor area 76.4 m² (822 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: D

Service Charge: 2400.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313375

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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