



Connells

Flat 12 Belgrave Lane
Plymouth



Property Description

An opportunity to acquire this ready to move into modern second floor two bedroom apartment, situated in the popular residential of Mutley, a stone's throw away from the city centre and local amenities, such as shops, bars, restaurants and the Barbican.

This immaculate apartment benefits from a substantial kitchen/lounge area, with double doors opening onto a Juliet balcony, a kitchen with modern wall and base units, one large double bedroom and a good-sized single bedroom and a bathroom comprising a bath with overhead shower, hand basin, W.C. and a heated towel rail.

This property also benefits from gas central heating, double glazing and secure gated parking a rarity in this location.

This property is a perfect opportunity for first-time buyers or investors, appealing to a wide range of buyers.

BOOK YOUR VIEWINGS NOW!

Kitchen/Lounge

11' 10" maximum x 13' 10" maximum (3.61m maximum x 4.22m maximum)

Bedroom One

15' 3" maximum x 10' 3" maximum (4.65m maximum x 3.12m maximum)

Bedroom Two

8' 9" maximum x 7' 3" maximum (2.67m maximum x 2.21m maximum)

Bathroom









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.focalagent.com

To view this property please contact Connells on

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32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: C Council Tax
 Band: B

Service Charge:
 2200.00

Ground Rent:
 658.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313488

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2008. 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.

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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