

# clever



## 18 Kinnaird Crescent

Southway, Plymouth, PL6 6JF

**£120,000**



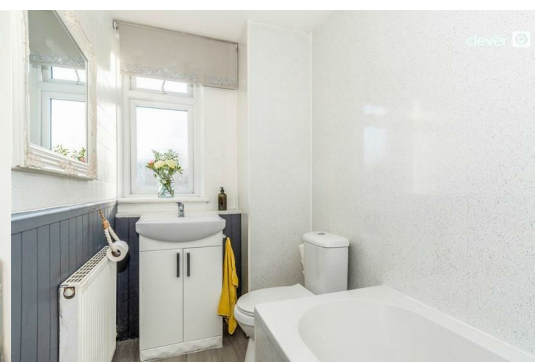
\*\*\*NEW LEASE\*\*\* - Welcome to this charming apartment located on Kinnaird Crescent in the vibrant city of Plymouth. This delightful property boasts a well-proportioned 635 square feet of living space, making it an ideal choice for first-time buyers or savvy investors looking to expand their portfolio.

Recently decorated, this apartment presents a fresh and modern aesthetic, allowing you to move in with ease and make it your own. The new 171-year lease adds to the appeal, providing peace of mind for years to come.

The apartment features a comfortable reception room, perfect for relaxing or entertaining guests. With two inviting bedrooms, there is ample space for a small family or for those who may wish to have a home office. The bathroom is well-appointed, ensuring convenience and comfort for everyday living.

Situated in a popular location, residents will enjoy easy access to local amenities, parks, and transport links, making it a practical choice for those who wish to explore all that Plymouth has to offer. Whether you are looking to settle down or seeking a promising investment opportunity, this apartment is sure to meet your needs.

Do not miss the chance to view this lovely property; it truly is a gem in the heart of PL6, Plymouth.



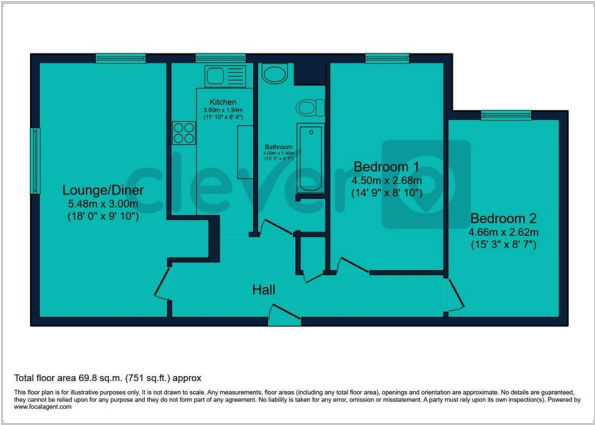




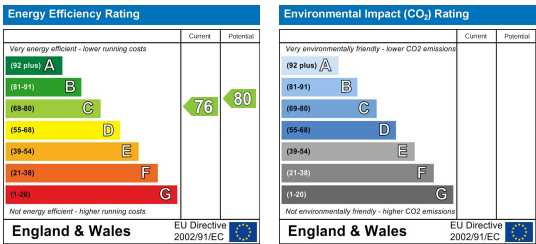
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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