



**Connells**

First Floor Flat North Road West  
Plymouth



## Property Description

We are delighted to introduce this well-presented one bedroom first floor flat to the market, situated in a prime central location. Benefiting from one double bedroom, lounge, kitchen, bathroom and on-street parking.

Conveniently located in the centre of Plymouth, this investment is close to a host of local amenities, such as an array of shops, restaurants, pubs, bars, the historic Barbican and Plymouth Hoe whilst being a stones throw away from the city centre and a 5-minute stroll from Plymouth trains station.

As you enter this apartment, you are welcomed with a bright and airy lounge, a modern kitchen with matching wall and base units, a good-sized double bedroom and a modern tiled bathroom comprising bath with overhead shower, hand basin and W.C. The front of this building faces an old church providing a lovely view.

This property has recently had new carpets fitted and has gas central heating and brand new double glazed windows fitted to the front as well as the boiler being 3 years old.

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

EARLY VIEWINGS ADVISED!

## Lounge

15' 4" maximum x 10' 10" maximum ( 4.67m maximum x 3.30m maximum )

## Kitchen

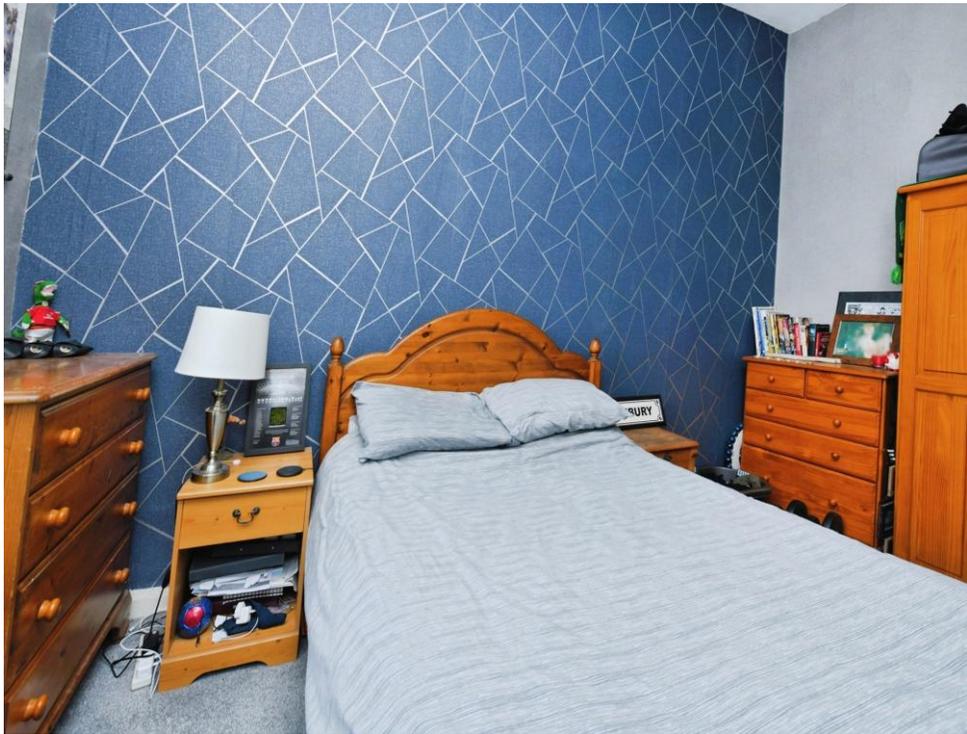
14' 1" x 8' ( 4.29m x 2.44m )

## Bedroom

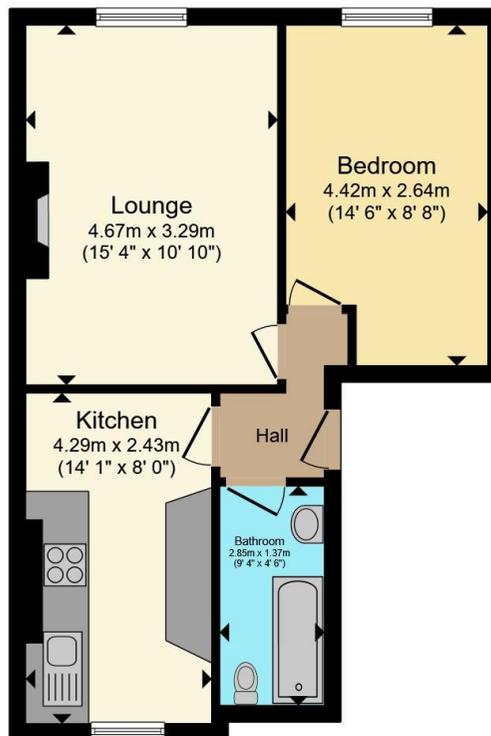
14' 6" x 8' 8" ( 4.42m x 2.64m )

## Bathroom









Total floor area 44.4 m<sup>2</sup> (478 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: D

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH313334](http://connells.co.uk/Property/PLH313334)**

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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