



**Connells**

Echo Crescent  
Plymouth



### **Property Description**

An exciting opportunity to acquire this ready to move into two bedroom ground floor apartment, situated in the sought-after location of Manadon. This apartment is close to a host of local amenities such as shops and restaurants and provides easy access to the A38 and main transport links.

This ground floor apartment benefits from a spacious lounge/diner with double doors either side leading out to outside space, a kitchen with matching wall and base units, integrated fridge/frezzzer, cooker and washing machine, two double bedrooms both with a built-in wardrobe space and one with an en-suite comprising a corner shower, hand basin and W.C.a further bathroom can also be found comprising a bath, hand basin and W.C.

Externally, this property has beautiful landscaped communal gardens and outdoor patio area and comes with allocated parking.

This apartment is the perfect opportunity for a first-time buyer or investor, appealing to a wide range of buyers!

**BOOK YOUR VIEWINGS NOW!**

#### **Lounge/Diner**

20' x 10' 6" ( 6.10m x 3.20m )

#### **Kitchen**

5' 9" x 8' 8" ( 1.75m x 2.64m )

#### **Bedroom One**

10' 3" x 9' 9" ( 3.12m x 2.97m )

#### **En-Suite**

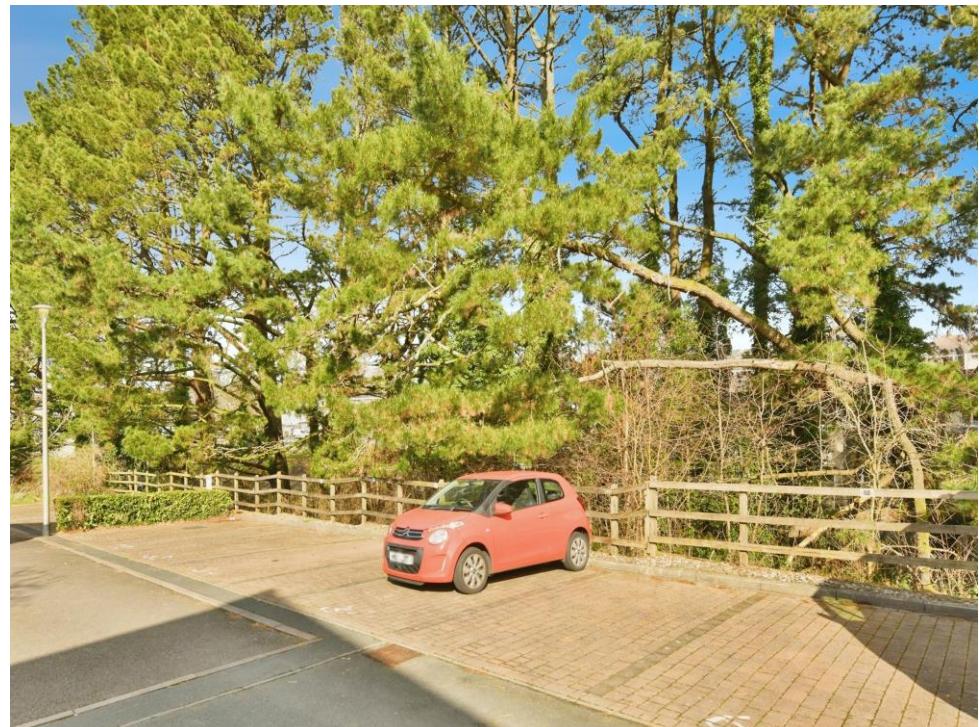
#### **Bedroom Two**

10' 1" x 7' 9" ( 3.07m x 2.36m )

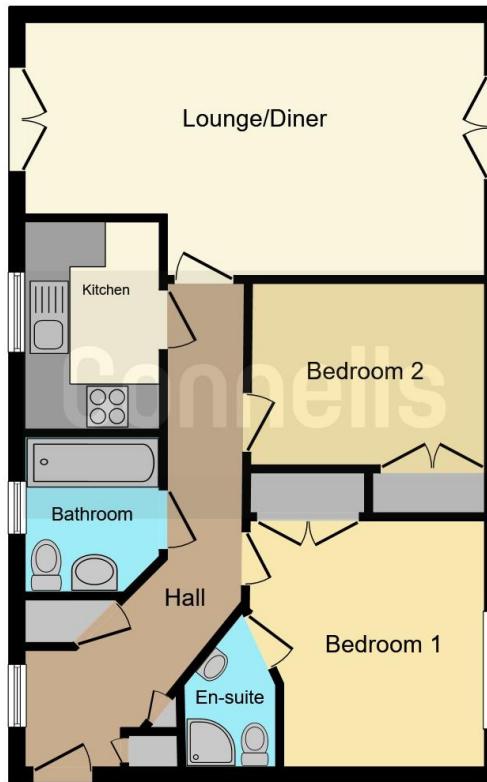
#### **Bathroom**











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](http://www.focalagent.com)

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: B

Service Charge: 150.00    Ground Rent:  
1800.00

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/PLH312901\]\(http://viewthispropertyonline.connells.co.uk/Property/PLH312901\)](http://viewthispropertyonline.connells.co.uk/Property/PLH312901)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2005. 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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