



Connells

Wingfield Mansions Molesworth Road
Plymouth



Property Description

We are delighted to introduce this exceptionally spacious one bedroom ground floor apartment, situated in one of the city's most desirable locations. Benefiting from one double bedroom, open-plan lounge/dining room, kitchen/breakfast room, bathroom, communal gardens and allocated parking.

Located in the sought-after Wingfield Mansions, close to a host of local amenities, local parks and well-regarded schools whilst being a stone's throw away from the city centre, the historic Barbican, Plymouth Hoe and main transport links.

This charming residence boasts stunning period features throughout including high ceilings, ceiling roses and original feature fireplaces. The accommodation comprises a substantial open-plan lounge/dining room with a beautiful bay window and double doors leading to the communal gardens, a sizeable kitchen/breakfast room with matching wall and base units, a spacious double bedroom and bathroom comprising bath with overhead shower, hand basin and W.C. This property also benefits from a storage room/smaller box room and gas central heating throughout.

Externally, this apartment offers beautiful communal gardens with far-reaching views down to Plymouth Sound and convenient allocated parking.

EARLY VIEWINGS ADVISED!

Lounge/Dining Room

25' 3" maximum x 24' 1" maximum (7.70m maximum x 7.34m maximum)

Kitchen/Breakfast Room

16' 6" x 12' 2" (5.03m x 3.71m)

Bedroom

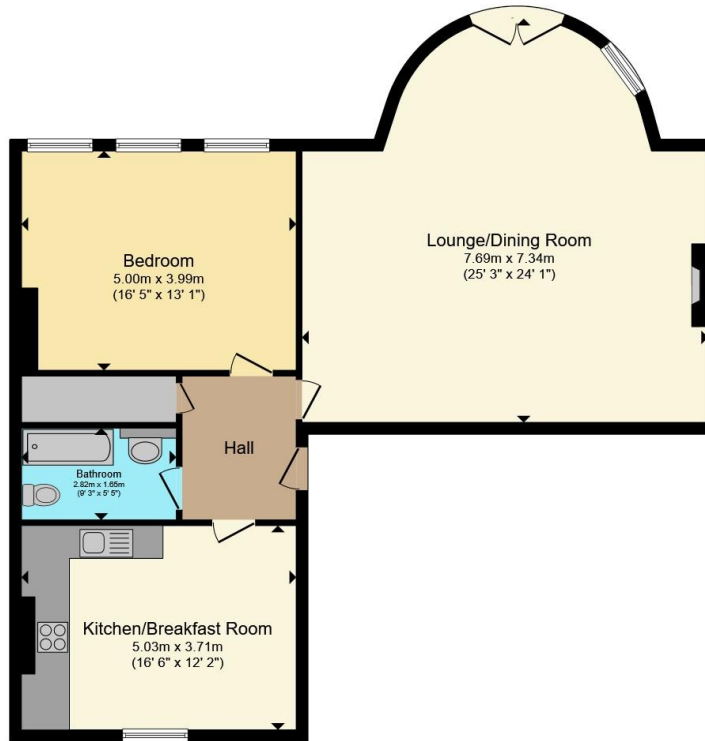
16' 5" maximum x 13' 1" maximum (5.00m maximum x 3.99m maximum)

Bathroom









Total floor area 98.8 m² (1,064 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
 PLYMOUTH PL4 7AA

EPC Rating: Awaited
 Council Tax Band: C

Service Charge: 2222.20

Ground Rent: 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313425

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 1994. 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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