



Connells

Acorn Gardens
PLYMOUTH



Property Description

Beautifully presented, this modern two-bedroom first-floor flat offers spacious and well-proportioned accommodation throughout. The property is bright and airy, benefiting from plenty of natural light and a contemporary finish that makes it ready to move straight into.

The accommodation comprises a generous living area, perfect for both relaxing and entertaining, alongside a well-appointed modern kitchen. There are two good-sized bedrooms, including a master bedroom with the added benefit of a stylish en-suite shower room. A separate family bathroom serves the second bedroom and guests.

Externally, the property benefits from an allocated parking space for added convenience. Ideally located close to the Ridgeway Shopping Centre, the flat is within easy reach of a range of shops, amenities, and local services. Commuters will appreciate the excellent transport links with quick and easy access to the A38 Devon Expressway, making it ideal for those travelling further afield.

This property would make an excellent first-time purchase, investment, or downsizing opportunity.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Fire door, door access lounge, bedrooms and bathroom, radiator

Lounge/Kitchen

18' max x 14' 10" max (5.49m max x 4.52m max)

Two double glazed windows to the side aspect, storage cupboard, space for dining table, fitted kitchen with wall and base units, integrated oven, 5 ring gas hob, extractor hood, one and half bowl sink and draining board with mixer tap, integrated fridge freezer, washing machine and dishwasher

Bedroom One

16' max x 13' 10" max (4.88m max x 4.22m max)

Double glazed window to the side aspect, built in wardrobe, radiator

En-Suite

Walk in shower, concealed WC cistern, wash hand basin, radiator

Bedroom Two

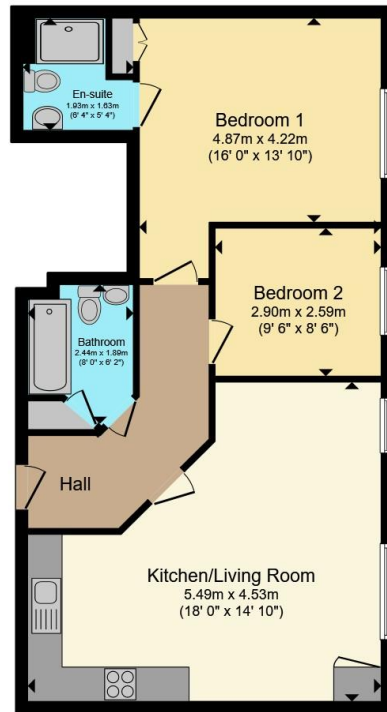
9' 6" max x 8' 6" max (2.90m max x 2.59m max)

Double glazed window to the side aspect, radiator

Bathroom

Bath, wash hand basin, low level WC, storage cupboard, radiator





Total floor area 68.4 m² (736 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

Connells



To view this property please contact Connells on

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EPC Rating: B

Council Tax
Band: B

Service Charge:
2046.76

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PLN307659

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jul 2006. Should you require 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.

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