Connells

Tory Brook Court
PLYMOUTH

Tory Brook Court
PLYMOUTH PL7 2FY

for sale guide price
£110,000

Property Description

GUIDE PRICE £110,000 - £120,000

Connells are delighted to present this spacious and modern two-bedroom first-floor apartment, ideally positioned within a peaceful cul-de-sac in the popular area of Plympton. Offering well-proportioned accommodation throughout, this is a fantastic opportunity for first-time buyers, downsizers or investors looking for a low-maintenance property in a convenient location. The accommodation comprises a welcoming entrance with useful storage, a generous lounge/diner, fitted kitchen, two double bedrooms and a family bathroom. Externally, the property benefits from attractive communal grounds and an allocated parking space. There The location is particularly convenient, with local shops, schools and regular bus routes all within easy reach, whilst the peaceful cul-de-sac setting provides a pleasant place to call home. Offered to the market chain-free, this property is ready for its new owner to move in and make their own. Early viewing is highly recommended. Contact Connells today to arrange your appointment.

Hallway

With storage cupboard.

Living Room

Two double glazed side aspect windows, two night storage heaters.

Kitchen

Double glazed side aspect window, wall and base units, work surfaces, part-tiled, stainless steel sink unit, electric heater, space for fridge freezer, oven and washing machine.

Bedroom 1

Double glazed rear aspect window, electric heater.

Bedroom 2

Double glazed rear aspect window.

Bathroom

Low level toilet, wash hand basin with cupboard below, bath with shower over, part-tiled, extractor fan.

Parking

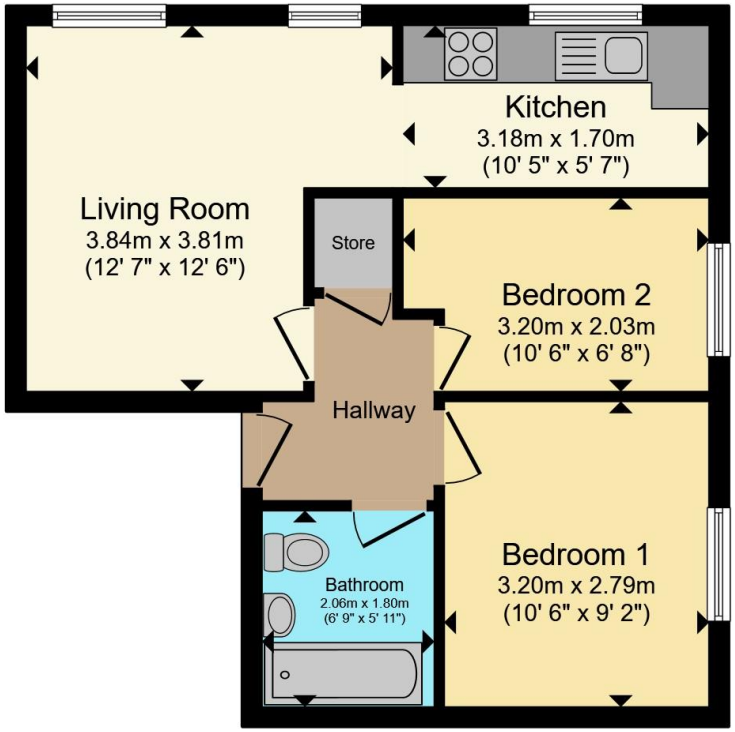
One allocated parking space and on-street parking.

Agents Notes

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.

There are two immersion heaters, one of which is an Economy 7 heater.

There are restrictions regarding keeping pets and sub-letting. Please enquire with the Branch.



Total floor area 42.8 m² (460 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

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To view this property please contact Connells on

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
PLYMOUTH PL7 2HN

EPC Rating: D

Council Tax Band: A

Service Charge: 1526.00

Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.