



Connells

Waterloo Street  
Plymouth



## Property Description

An exciting opportunity to acquire this two/three bedroom first floor maisonette, situated in a prime central location. Benefiting from two/three bedrooms, lounge, kitchen/diner and bathroom.

Located in North Hill, close to a host of local amenities, such as an array of shops, restaurants, bars, local parks whilst being a stones throw from Plymouth city centre, Plymouth University, the train station and main bus routes.

To the first floor, you will find, one single bedroom alongside modern kitchen with matching wall and base units and lounge, followed by a large bathroom comprising bath, walk-in shower, hand basin and W.C., before entering the second floor with an additional good-sized double bedroom and office space. This maisonette is a light and airy space bringing in natural daylight throughout the day.

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

This maisonette also comes with the opportunity to purchase the whole freehold which includes the downstairs shop front which is arranged over two floors, the shop front itself and the basement/cellar.

CONTACT AGENT FOR FURTHER INFORMATION.

## First Floor

### Lounge

11' 9" x 10' 8" ( 3.58m x 3.25m )

### Kitchen/Diner

13' 4" x 10' 9" ( 4.06m x 3.28m )

### Bedroom Three

7' x 10' 9" ( 2.13m x 3.28m )

### Bathroom

## Second Floor

### Bedroom Two

12' 7" x 15' 5" ( 3.84m x 4.70m )

### Office

6' 4" x 9' 1" ( 1.93m x 2.77m )









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

**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/PLH313280](http://connells.co.uk/Property/PLH313280)**

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.

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