



Connells

Ross Street
Plymouth



Property Description

We are delighted to introduce this well-presented two bedroom top floor flat to the market, situated in a popular residential location. Benefiting from two double bedrooms, lounge/diner, kitchen, utility room, shower room, two outdoor sheds and easy on-street parking.

Located centrally in the Devonport area of Plymouth, close to a host of local amenities, well-regarded schools, local parks and a being a stone's throw away from the waterfront and Devonport Dockyard, whilst offering easy access to the city centre and major transport links.

As you enter this flat, you are welcomed with a spacious bright and airy lounge/diner, creating the perfect space for relaxing, followed by a modern kitchen with matching wall and base units and built-in appliances and a convenient separate utility room. Two good-sized double bedrooms can also be found with both bedroom benefiting from built-in storage space and completing this home you will find a modern shower room comprising walk-in shower, hand basin and W.C.

Externally, this property offers two outdoor storage sheds.

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

EARLY VIEWINGS ADVISED!

Lounge/Diner

16' 10" maximum x 11' 1" maximum (5.13m maximum x 3.38m maximum)

Kitchen

10' 11" maximum x 7' 6" maximum (3.33m maximum x 2.29m maximum)

Bedroom One

12' 1" maximum x 11' 3" maximum (3.68m maximum x 3.43m maximum)

Bedroom Two

11' maximum x 10' 10" maximum (3.35m maximum x 3.30m maximum)

Utility Room

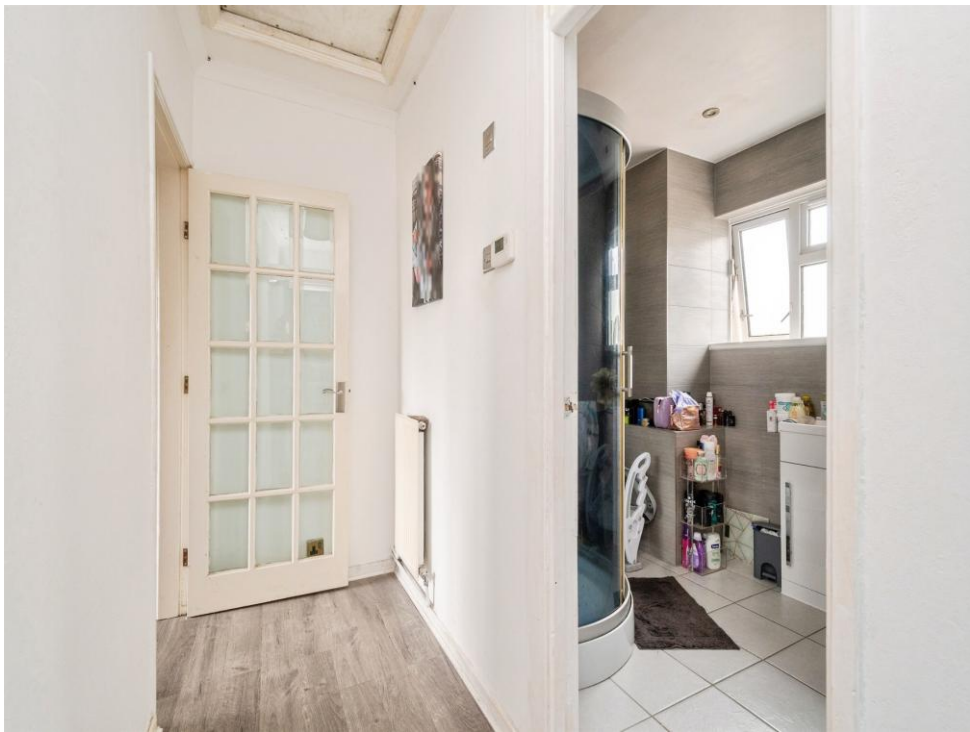
7' 7" maximum x 4' 7" maximum (2.31m maximum x 1.40m maximum)

Shower Room

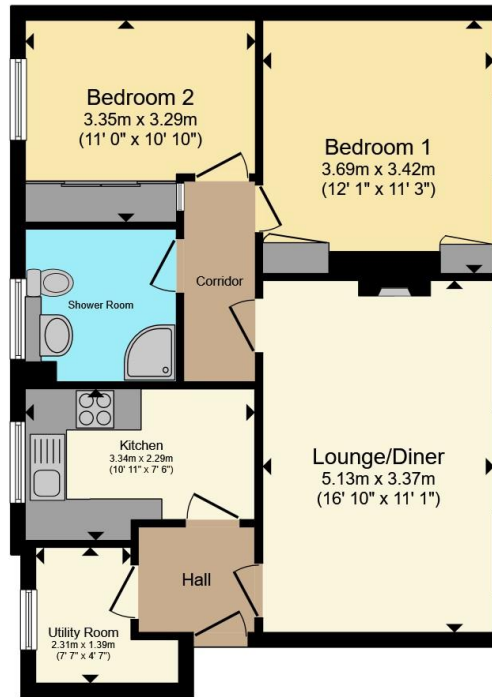
Agents Note;

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.









Second Floor

Total floor area 62.2 m² (669 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

T 01752 674 467
E plymouth@connells.co.uk

32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 1500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313988

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jun 1998. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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