



Connells

Notte Street
Plymouth



Property Description

We are excited to introduce this immaculate two bedroom purpose-built apartment to the market, situated in a prime central location. Benefiting from two double bedrooms, open-plan kitchen/lounge, utility, two bathrooms, balcony, secure allocated parking and communal south-facing outdoor space.

Located in the heart of Plymouth, close to a host of local amenities such as an array of shops and restaurants, whilst being a short stroll to the waterfront, the historic Barbican, the Plymouth Hoe and city centre and offers easy access to main transport links.

You enter the building via a secure fob entry system, with dual lifts that take you to your apartment. The entrance hallway to the apartment offers a generous size utility cupboard and access to the other rooms such as a spacious bright and airy open-plan kitchen/lounge the ideal space for modern living with matching wall and base units and built-in appliances to the kitchen and double patio doors leading to a south-facing balcony which stretches the whole length of the property and provides stunning far-reaching views and can be accessed from both of the good-sized double bedrooms. This apartment also benefits from two bathrooms and plenty of storage space throughout.

Externally, the property offers secure undercroft allocated parking and secure bike store, and a communal outdoor space on the south side of the building providing a rare green space to relax and entertain.

BOOK YOUR VIEWINGS NOW!

Open-Plan Kitchen/Lounge

28' 8" maximum x 11' 11" maximum (8.74m maximum x 3.63m maximum)

Bedroom One

16' 1" maximum x 9' 3" maximum (4.90m maximum x 2.82m maximum)

Shower Room

Bedroom Two

8' 10" x 8' 4" (2.69m x 2.54m)

Bathroom

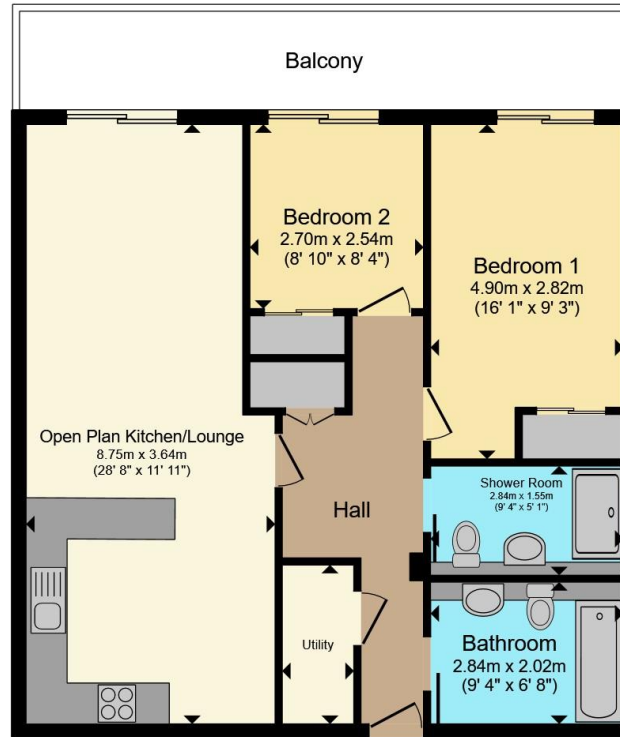
Balcony

Utility









Total floor area 76.6 m² (825 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
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EPC Rating: B Council Tax Band: C

Service Charge: 2070.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313413

This is a Leasehold property with details as follows; Term of Lease 250 years from 23 Dec 2021. 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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