

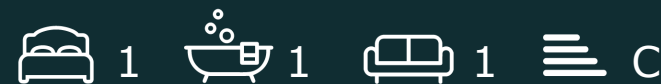


DC  
LANE

SELL • LET • MANAGE

Connaught Avenue, Plymouth, PL4 7BY

£130,000 Leasehold







£130,000

# Connaught Avenue

Plymouth, PL4 7BY

- First Floor Apartment
- Mutley Location
- Four Piece Bathroom Suite
- Ideal FTB/Buy To Let
- No Onward Chain
- One Double Bedroom
- Spacious Accommodation
- Tastefully Presented
- Viewing Recommended
- Council Tax Band A

DC Lane are thrilled to present a superb apartment located along a tree lined avenue just off Mutley Plain, within strolling distance to local amenities, walking distance to the City Centre and easy access to the A38 and major routes.

Positioned on the first floor the apartment has been sympathetically modernised to create a stylish blend of contemporary convenience, appealing decor and retained period features. The property boasts a spacious and light filled living room complete with a charming period fireplace, a sleek modern kitchen finished in high gloss white units and a generous double bedroom enjoying far reaching elevated views across the city. Completing the accommodation is a particularly large bathroom featuring a four piece suite including a deep soaking bath and separate shower cubicle.

Previously let, the property benefits from the relevant safety certificates and is offered to the market with no onward chain, making it an ideal purchase for first time buyers or investors alike within a prime central location. A viewing is highly recommended.



## First Floor

Lounge	12'4" x 15'4" (3.78 x 4.69)
Kitchen	8'8" x 10'1" (2.66 x 3.09)
Bedroom	12'4" x 15'5" (3.77 x 4.70)
Bathroom	8'8" x 10'1" (2.66 x 3.08)







## Directions

From the DC Lane office on Mutley Plain turn right onto Connaught Avenue and the property can be found on the right hand side

## Scan for Material Information



**Council Tax Band: A**







Floor Plans



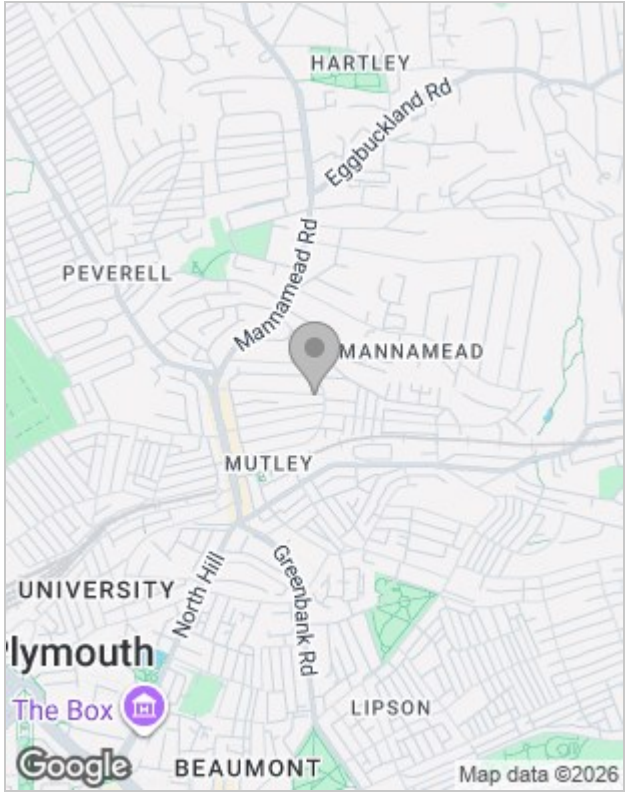
Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

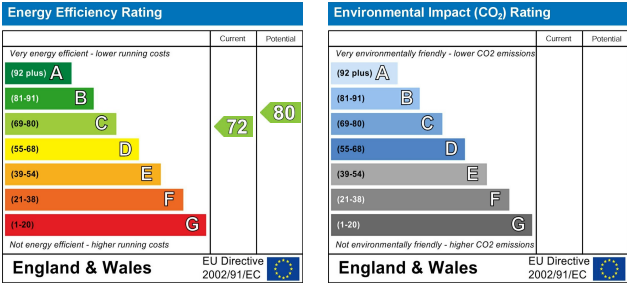
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

Location Map



Energy Performance Graph



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