



Connells

Ground Floor Flat Embankment Road
Plymouth

Ground Floor Flat Embankment Road Plymouth PL4 9JF

for sale offers over
£120,000



Property Description

We are delighted to introduce this immaculately presented one bedroom ground floor flat with beautiful period features throughout to the market, situated in a prime central location. Benefiting from one double bedroom, lounge, kitchen, bathroom and hardstand to the rear.

Located in the heart of Plymouth, close to a host of local amenities such as shops and restaurants and a stone's throw away from the city centre, Plymouth University, the historic barbican and Hoe and offers easy access to main transport links.

As you enter this charming home, you are welcomed with a spacious bright and airy lounge with a stunning bay window, high ceilings and a beautiful feature fireplace, followed by a well-presented double bedroom with bay window, a newly fitted bathroom comprising bath with overhead shower, hand basin and W.C. and completing this home you will find the kitchen with modern units and access to the hardstand to the rear.

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

This property also has Freehold interest of the first floor flat.

EARLY VIEWINGS ADVISED!

Lounge

15' maximum x 13' 1" maximum (4.57m maximum x 3.99m maximum)

Bedroom

12' 6" maximum x 11' maximum (3.81m maximum x 3.35m maximum)

Kitchen

10' 11" maximum x 10' 8" maximum (3.33m maximum x 3.25m maximum)

Bathroom

6' 11" maximum x 5' 6" maximum (2.11m maximum x 1.68m maximum)

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.









Ground Floor

Total floor area 54.0 m² (581 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

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32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313990

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1988. 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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