



Connells

Citadel Road
Plymouth



Property Description

We are delighted to introduce this well-presented first and second floor three bedroom maisonette offering stunning far-reaching viewings to the market, situated in a sought-after location. Benefiting from three bedrooms, lounge, kitchen, shower room, bathroom, private balcony/roof terrace and shared parking.

Located in the desirable location of Plymouth Hoe in the heart of the city, a stone's throw away from the waterfront, historic barbican all whilst being a short stroll to a host of local amenities such as an array of shops and restaurants, the city centre and major transport links.

As you enter this home on the first floor, you are welcomed with a spacious and inviting lounge with a beautiful fire place, followed by a good-sized primary bedroom and a sizeable kitchen with access to a private balcony/roof terrace.

Continuing the good condition, on the second floor you will find a further good-sized primary bedroom and a good-sized single bedroom. You will also find a bathroom comprising bath, hand basin and W.C. with a separate shower room comprising a walk-in shower.

Externally, this property boasts it's own private roof terrace, perfect for enjoying in the summer months with lovely views, and first come first serve parking to the rear and permit on-street parking.

This property also being sold with the freehold to the entire building, contact agent for further details.

EARLY VIEWINGS ADVISED!

Ground Floor

First Floor

Lounge

19' 10" maximum x 14' 7" maximum (6.05m maximum x 4.45m maximum)

Bedroom One

13' 8" maximum x 12' 11" maximum (4.17m maximum x 3.94m maximum)

Kitchen/Diner

15' 11" maximum x 10' maximum (4.85m maximum x 3.05m maximum)

Balcony

Second Floor

Bedroom Two

14' 11" maximum x 10' 7" maximum (4.55m maximum x 3.23m maximum)

Bedroom Three

10' 10" x 7' 7" (3.30m x 2.31m)

Shower Room

11' 1" x 6' 4" (3.38m x 1.93m)

Bathroom

Bathroom

11' 1" x 7' 9" (3.38m x 2.36m)

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.









Total floor area 121.6 m² (1,309 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

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313933



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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