



Connells

Flat 1 Theatre Ope
PLYMOUTH



Property Description

We are excited to introduce this one bedroom ground floor apartment to the market, situated in a prime central location. Benefiting from one double bedroom, lounge, kitchen, utility, bathroom, communal rear courtyard & on-street parking.

Located centrally in the Devonport area, 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 the city centre and major transport links.

As you enter this apartment, you are welcomed with a spacious bright and airy lounge with a beautiful bay window and feature fireplace, followed a kitchen with matching wall and base units with a separate utility room, a good-sized double bedroom and a bathroom comprising bath with overhead shower, hand basin and W.C.

This property has been newly decorated as well as new carpets fitted throughout.

Externally, this property offers a communal rear courtyard, and on-street parking.

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

A new lease of 999 years will be issued within the next 14 days, contact agent for further

details.

BOOK YOUR VIEWINGS NOW!

Lounge

15' 1" maximum x 11' 11" maximum (4.60m maximum x 3.63m maximum)

Kitchen

15' 7" x 5' 9" (4.75m x 1.75m)

Utility

5' 9" x 5' 5" (1.75m x 1.65m)

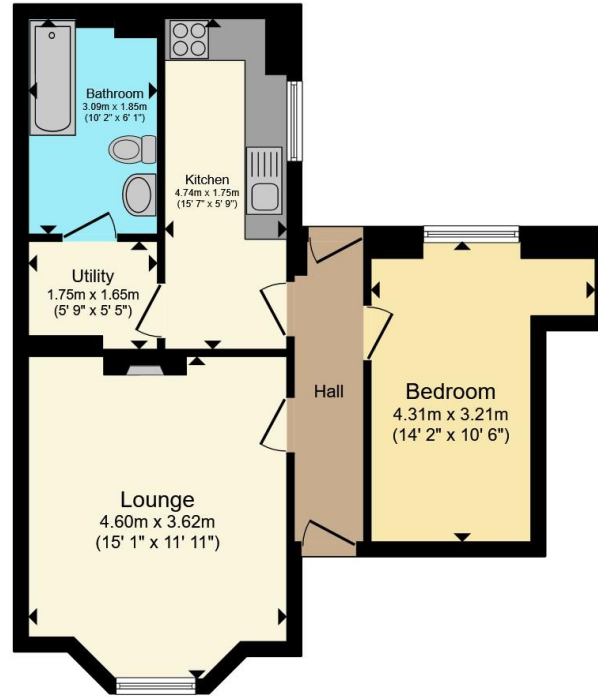
Bedroom

14' 2" maximum x 10' 6" maximum (4.32m maximum x 3.20m maximum)









Floor Plan

Total floor area 50.0 m² (538 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: C Council Tax
 Band: A

Service Charge: 300.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313295

This is a Leasehold property with details as follows; Term of Lease 90 years from 01 Sep 2012. 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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