



Connells

First Floor Flat Citadel Road
Plymouth



Property Description

We are delighted to introduce this character-filled one bedroom first floor apartment to the market, situated in one of Plymouth's most desirable locations. Benefiting from an open-plan lounge/kitchen, one double bedroom, guest room, bathroom and separate W.C.

Located on Plymouth Hoe, 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.

This charming apartment comprises a spacious light and airy open plan kitchen/lounge with two beautiful bay windows and featured fireplace and the kitchen offering matching wall and base units, boasting stunning period features throughout. One good-sized double bedroom can also be found on this floor as well a bathroom comprising walk-in shower, hand basin and W.C.

This flat also benefits from a separate off the landing second good-sized double bedroom/guest room/office space or utility room with a separate W.C. and hand basin.

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

EARLY VIEWINGS ADVISED!

First Floor

Lounge/Kitchen

19' 7" x 16' 2" (5.97m x 4.93m)

Bedroom One

11' 9" x 11' 4" (3.58m x 3.45m)

Shower Room

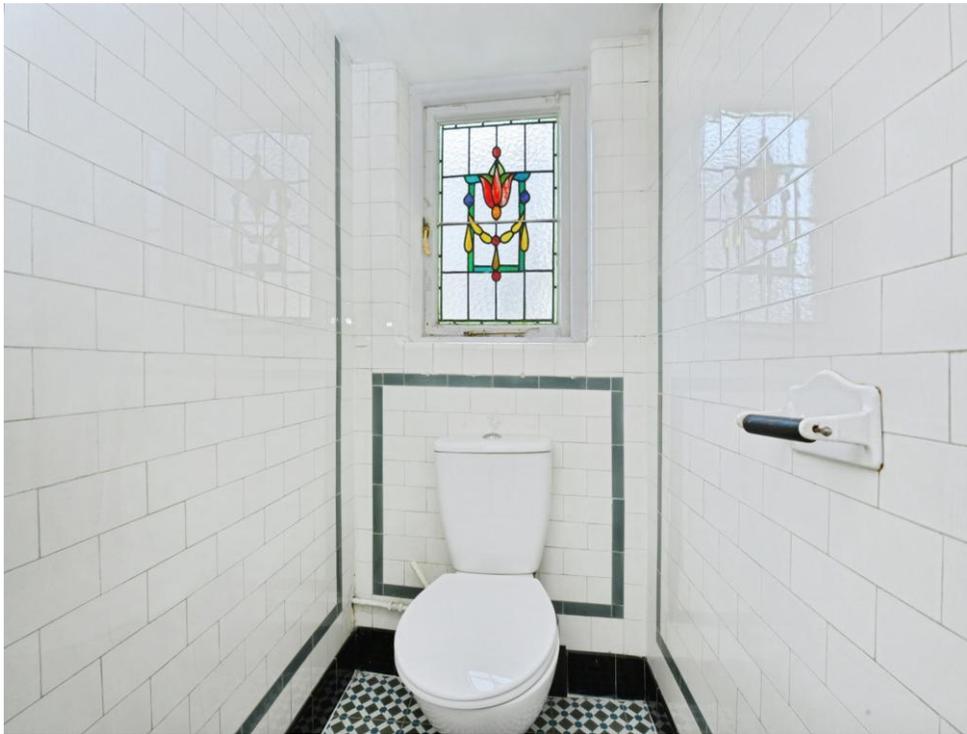
Separate Off The Landing

Bedroom Two/Guestroom

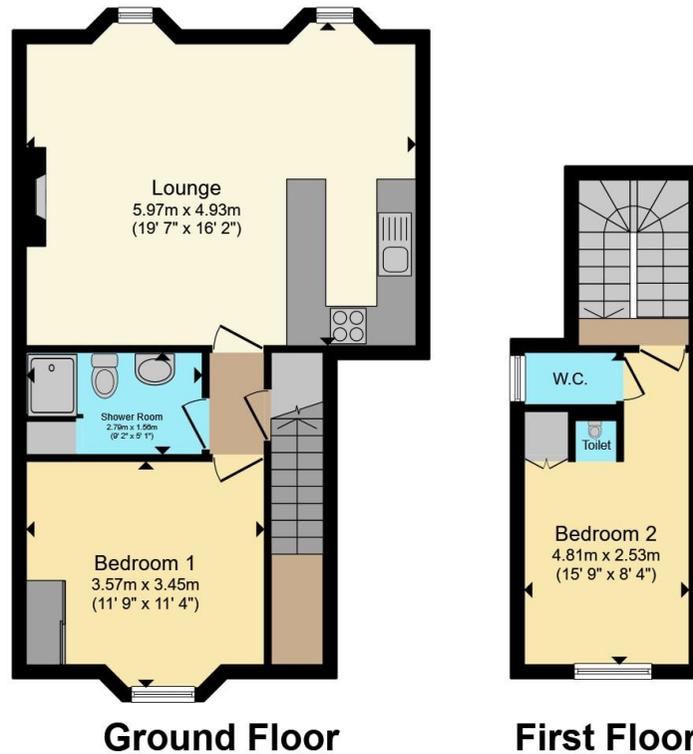
15' 9" x 8' 4" (4.80m x 2.54m)

W.C.









Total floor area 67.2 m² (724 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
 PLYMOUTH PL4 7AA

EPC Rating: D Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313302

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. 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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