



**Connells**

Boringdon Villas  
Plympton Plymouth



### Property Description

Welcome to this charming two-bedroom top-floor apartment located in the sought-after Boringdon Villas, Plympton.

This delightful home offers a spacious, light and airy lounge with fantastic views across Plympton, creating the perfect space to relax and unwind. The property boasts two generously sized double bedrooms, a shower room with a handy storage cupboard, and a cottage-style kitchen.

Externally, the apartment benefits from off road parking and a rear garden area, ideal for enjoying the outdoors.

Conveniently situated close to local amenities, main bus routes, and offering easy access to the A38 Devon Expressway, this property is perfect for professionals, couples, or small families seeking comfort and convenience.

### Entrance Hall

Wooden door to the flat, door access to principal rooms, loft hatch, radiator

### Lounge

22' 9" max x 18' 6" max ( 6.93m max x 5.64m max )

Large double glazed window to the front aspect, Velux window to the front aspect, feature fireplace, radiator, wooden floor

### Kitchen

12' 10" max x 6' 5" max ( 3.91m max x 1.96m max )

Double glazed window to the front aspect, fitted cupboards, electric cooker, sink and draining board with mixer tap, space for fridge freezer, part tiled, wooden floor, radiator

### Bedroom One

12' 3" max x 11' 4" max ( 3.73m max x 3.45m max )

Velux window to the front aspect, wooden floor, radiator

### Bedroom Two

13' 1" max x 12' 10" max ( 3.99m max x 3.91m max )

Double glazed window to the rear aspect, wooden floor, radiator



## **Shower Room**

8' 6" max x 5' 10" max ( 2.59m max x 1.78m max )

Shower cubicle, wash hand basin and vanity unit, low level wc, storage cupboard with plumbing for washing machine, wooden floor, radiator

## **Parking**

Off road parking and additional parking for friends/family at the side

## **Storage**

On the landing leading to the flat door there is a convenient spacious storage cupboard





Total floor area 97.2 m<sup>2</sup> (1,047 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](http://www.propertybox.io)

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**view this property online [connells.co.uk/Property/PLN307435](http://connells.co.uk/Property/PLN307435)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

EPC Rating: D  
 Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 999.96

Tenure: Leasehold



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.

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