

Connells

Ground Floor Flat St. Levan Road
Plymouth

Ground Floor Flat St. Levan Road
Plymouth PL2 1JR

for sale
£140,000







Property Description

We are delighted to introduce this excellently presented two bedroom ground floor flat to the market, situated in a popular residential location. Benefiting from two double bedrooms, lounge, kitchen/diner, bathroom and on-street parking.

Located in in the popular location of Stoke, close to a host of local amenities, well-regarded schools and local parks whilst being ideally situated close to the Devonport Dockyard and main transport links.

As you enter this home, you are welcomed with a spacious bright and airy lounge, followed by the kitchen/diner with modern matching wall and base units and built-in cooker and hob, a good-sized double bedroom can also be found as well as a good-sized single bedroom and bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers on-street parking.

This flat is an attractive opportunity for a first-time buyer or investor, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Lounge

13' maximum x 11' 5" maximum (3.96m maximum x 3.48m maximum)

Kitchen/Diner

13' 7" maximum x 9' 8" maximum (4.14m maximum x 2.95m maximum)

Bedroom One

13' 11" maximum x 11' 3" maximum (4.24m maximum x 3.43m maximum)

Bedroom Two

12' 10" maximum x 9' 11" maximum (3.91m maximum x 3.02m maximum)

Bathroom

11' 5" maximum x 6' 10" maximum (3.48m maximum x 2.08m 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.







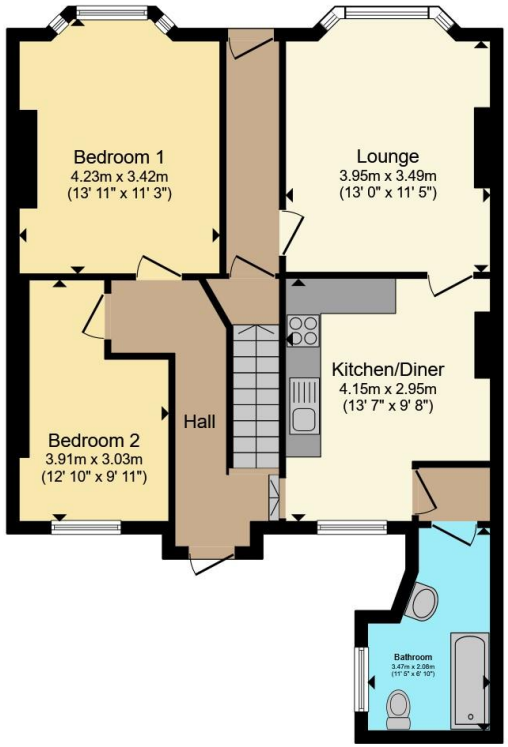









Songs and Rhymes
from
The Tiger W
Came
to Tea
TEN LITTLE ROBOTS
Judith Kerr



Total floor area 73.9 m² (795 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

T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
PLYMOUTH PL5 1RW

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/SBU110237

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.