



**Connells**

Lord Nelson House Nelson Gardens  
Plymouth



## Property Description

We are delighted to present this charming two bedroom ground floor apartment to the market, situated in a sought-after location. Benefiting from two double bedrooms, lounge/dining area, kitchen, bathroom, communal gardens, allocated resident parking and a secure gated car park.

Located in the popular residential location of Stoke, close to a host of local amenities such as an array of shops, local parks, well-regarded schools and the vibrant Stoke Village whilst offering easy access to the city centre and main transport links.

The accommodation comprises; a substantial light and airy lounge/dining area with a stunning bay window bringing in ample natural daylight as well as a double patio doors leading directly out to a beautiful communal garden, a kitchen with matching wall and base units and built-in appliances can also be found, followed by two good-sized double bedrooms and a family bathroom comprising bath with overhead shower, hand basin and W.C. continuing with well-presented condition.

Externally, this property offers a beautiful south-facing communal garden, perfect for socialising and enjoying in the summer months and allocated resident parking to the front as well as a secure gated carpark also available.

EARLY VIEWINGS ADVISED!

## Lounge/Dining Area

27' 6" x 18' 4" ( 8.38m x 5.59m )

## Kitchen

10' x 9' 11" ( 3.05m x 3.02m )

## Bedroom One

18' 9" x 9' 9" ( 5.71m x 2.97m )

## Bedroom Two

10' 1" x 8' 11" ( 3.07m x 2.72m )

## Bathroom









**Floor Plan**

Total floor area 79.8 m<sup>2</sup> (858 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)



To view this property please contact Connells on

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32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 2800.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH313275](http://connells.co.uk/Property/PLH313275)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 1997. 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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