



Connells

Dolphin House Sutton Wharf
Plymouth



Property Description

We are excited to introduce this charming purpose-built studio apartment to the market, situated in a sought-after location. Benefiting from an open-plan kitchen/lounge/bedroom, bathroom and communal parking.

Located in one of Plymouth's most desirable locations in Sutton Wharf, offering access to a host of local amenities including array of shops, cafes, and public houses whilst being a stone's throw away from the waterfront and within walking distance of the city centre and the historic Barbican.

As you enter this studio apartment, you will find a spacious open-plan kitchen/lounge bedroom with stunning floor to ceiling windows with city views, and a large bathroom comprising Jacuzzi bath with overhead shower, hand basin and W.C as well as an good-sized storage cupboard.

Externally, this property offers communal parking, perfect for those who drive.

BOOK YOUR VIEWINGS NOW!

Kitchen/Lounge/Bedroom

23' 2" maximum x 16' 4" maximum (7.06m maximum x 4.98m maximum)

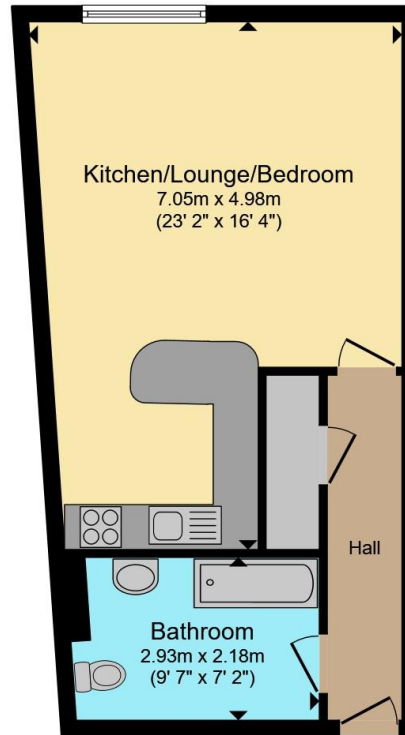
Bathroom











Total floor area 43.5 m² (468 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: C

Council Tax
Band: A

Service Charge:
1956.00

Ground Rent:
360.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313391

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1984. 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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