



Connells

Hawkers Lane
Plymouth



Property Description

We are excited to introduce this two bedroom ground floor purpose-built apartment to the market, situated in a sought-after location. Benefiting from one double bedroom, one single bedroom, lounge/diner, bathroom and allocated parking.

Located in the desirable location of Peverell, close to a host of local amenities such as an array of shops and restaurants, well-regarded schools and local parks, whilst offering easy access to the city centre, Plymouth train station and main transport links.

As you enter this apartment, you are welcomed with a spacious bright and airy open-plan lounge/diner with double patio doors leading to the outside, followed by the kitchen with matching wall and base units and built-in appliances. a good-sized double bedroom can also be found as well as a single bedroom and bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers allocated parking, a rarity for the Peverell location.

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

EARLY VIEWINGS ADVISED!

Lounge/Diner

19' 8" maximum x 16' 8" maximum (5.99m maximum x 5.08m maximum)

Kitchen

9' 9" maximum x 7' 9" maximum (2.97m maximum x 2.36m maximum)

Bedroom One

10' 4" x 9' 10" (3.15m x 3.00m)

Bedroom Two

10' 4" x 6' 7" (3.15m x 2.01m)

Bathroom

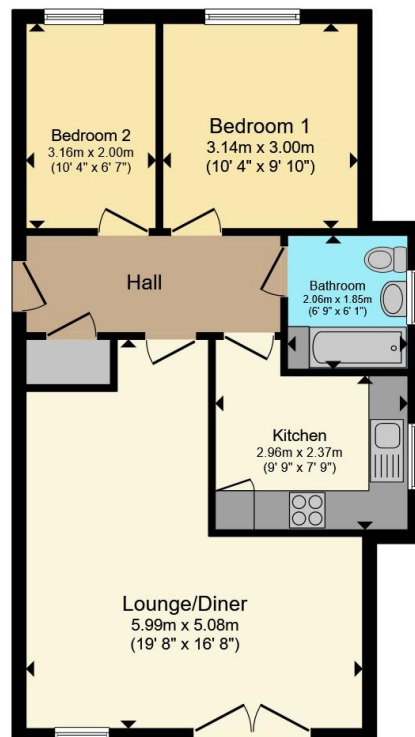
Agents Note:

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.









Total floor area 59.0 m² (635 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

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32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313816

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. 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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