





Property Description

We are delighted to introduce this beautifully presented two bedroom ground floor apartment to the market, situated in a popular residential location. Benefiting from two double bedrooms, living room, kitchen, bathroom, communal garden and allocated parking.

Located in a popular residential location, close to a host of local amenities, local parks and well-regarded schools whilst being a short drive to the city centre and offers easy access to the A38.

As you enter this apartment, you will find a well-presented spacious bright and airy lounge with double patio doors, followed by the kitchen with modern matching wall and base units and built-in appliances. You will also find two good-sized double bedrooms both continuing the immaculate condition and a bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this apartment offers a communal garden and allocated parking, perfect for those who drive.

EARLY VIEWINGS ADVISED!

Living Room

16' 1" maximum x 12' 6" maximum (4.90m maximum x 3.81m maximum)

Kitchen

11' 2" x 9' 4" (3.40m x 2.84m)

Bedroom One

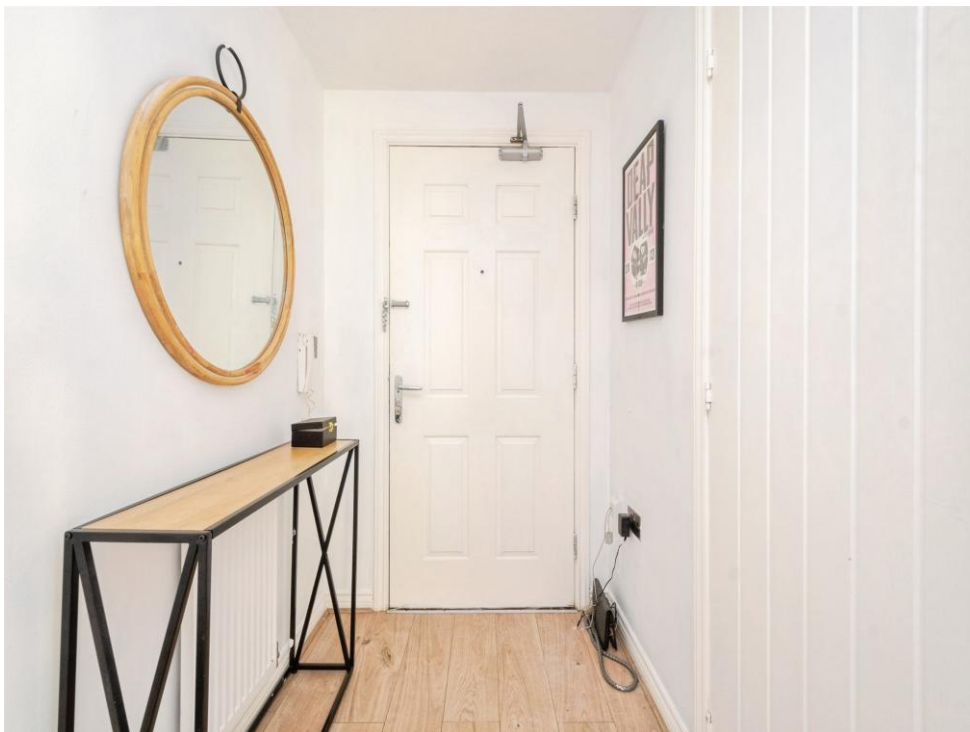
8' 10" maximum x 7' 8" maximum (2.69m maximum x 2.34m maximum)

Bedroom Two

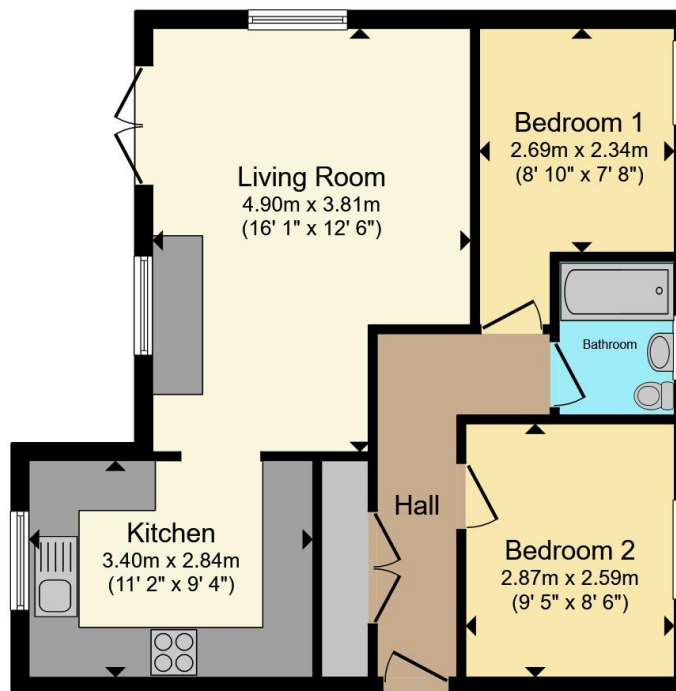
9' 5" x 8' 6" (2.87m x 2.59m)

Bathroom









Ground Floor

Total floor area 52.5 m² (565 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

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To view this property please contact Connells on

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32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: B

Council Tax
 Band: A

Service Charge:
 1596.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313708

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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.

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