



**Connells**

Paynter Walk  
Plymouth



## Property Description

GUIDE PRICE £100,000,- £110,000.

A fantastic opportunity for first-time buyers looking to step onto the property ladder or investors seeking a ready-to-let addition to their portfolio, this well-presented self-contained studio apartment offers far more than first meets the eye.

Cleverly partitioned to create a separate single bedroom, the property provides a practical layout that maximises both space and privacy. The accommodation comprises a bright living area, a modern fitted kitchen, a contemporary bathroom, and the additional benefit of a separate bedroom.

Externally, the property enjoys its own private front garden, providing an attractive outdoor space with a pleasant outlook over established greenery and shrubs. Further benefits include allocated parking, a 953-year lease, no management charges, and only a peppercorn ground rent, making this an exceptionally low-cost property to own. The apartment is also offered to the market with no onward chain, ensuring a straightforward purchase.

Situated in the highly sought-after area of Plympton, the property is conveniently located close to local amenities, transport links, and a range of shops and services, making it an excellent choice for both owner-occupiers and buy-to-let investors alike.

An early viewing is highly recommended to appreciate this deceptively spacious, low-maintenance home and all it has to offer.

## Entrance Hall

Double glazed door to the side aspect, storage cupboard

## Lounge

14' 8" max x 13' 5" max ( 4.47m max x 4.09m max )

Double glazed window to the front aspect, door access to kitchen and bedroom

## Kitchen

9' 2" max x 6' 10" max ( 2.79m max x 2.08m max )

Double glazed window to the front aspect, fitted kitchen with wall and base units, space for washing machine, cooker and fridge freezer, sink and draining board with mixer tap

## Bedroom

6' 7" max x 5' 10" max ( 2.01m max x 1.78m max )

Double glazed window to the front aspect

## Shower Room

Walk in shower cubicle, wash hand basin, low level WC, storage cupboard

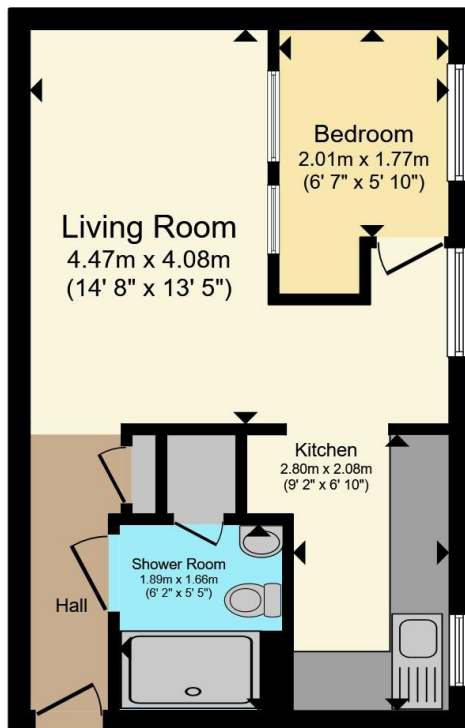
## Front Garden

Low maintenance with gravel area

## Agents Note

There is a £10.00 per annum peppercorn ground rent charge. Please speak to the branch for further information.





Total floor area 29.3 m<sup>2</sup> (315 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)

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To view this property please contact Connells on

**T 01752 345 135**  
**E [plympton@connells.co.uk](mailto:plympton@connells.co.uk)**

110 Ridgeway Plympton  
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EPC Rating: E Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLN307706](http://connells.co.uk/Property/PLN307706)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: PLN307706 - 0002