



Connells

Monroe Gardens
Plymouth



Property Description

We are delighted to introduce this first floor two bedroom purpose-built apartment to the market, situated in a prime central location. Benefiting from two double bedrooms, two bathrooms, lounge, kitchen, balcony and allocated parking.

Located in the heart of the city in Pennycomequick area of Plymouth, close to a host of local amenities such as an array of shops and restaurants, local parks, well-regarded schools whilst being a two minute stroll to Plymouth train station and the city centre.

As you enter this apartment, you are welcomed with a spacious lounge with double patio doors that open up onto your own private balcony which flows effortlessly into the kitchen area which has matching wall and base units and built-in appliances, two good-sized double bedrooms with the primary bedroom benefiting from an en-suite comprising walk-in shower, hand basin and W.C. and and completing this apartment you have a bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers allocated parking.

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

EARLY VIEWINGS ADVISED!

Lounge

14' 10" maximum x 10' 7" maximum (4.52m maximum x 3.23m maximum)

Kitchen

12' 8" maximum x 10' 2" maximum (3.86m maximum x 3.10m maximum)

Bedroom One

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

En-Suite

Bedroom Two

11' 2" maximum x 10' 2" maximum (3.40m maximum x 3.10m maximum)

Bathroom

Balcony

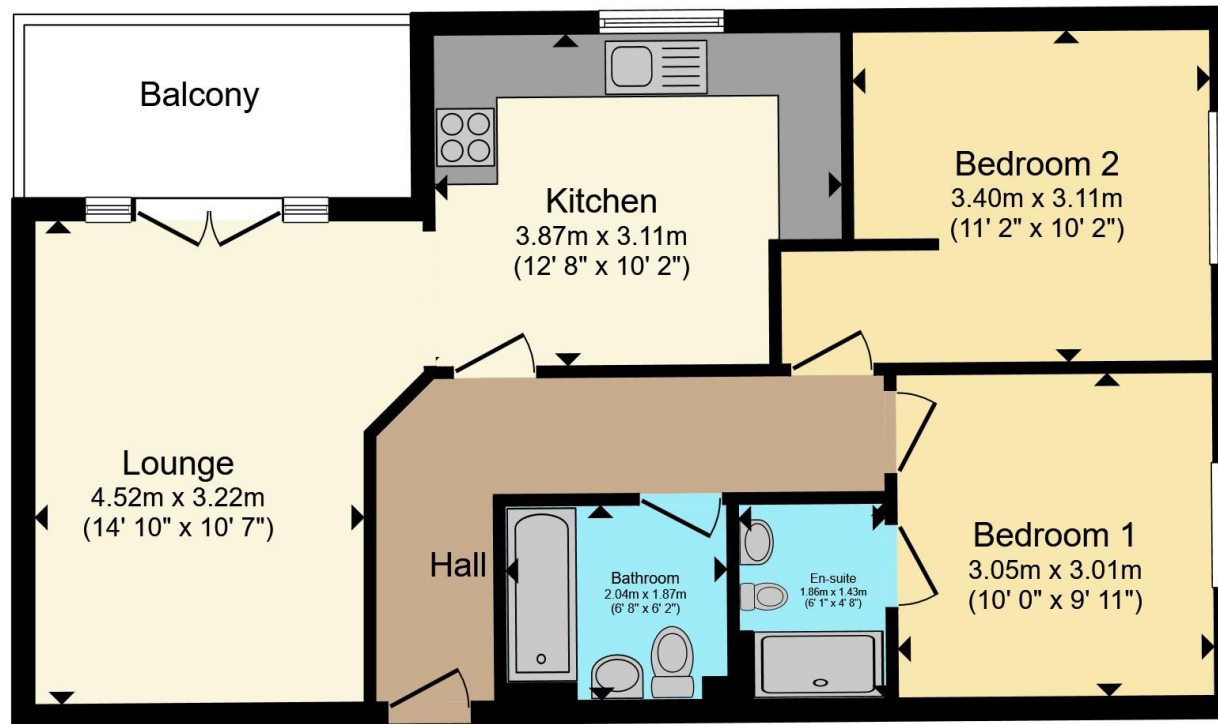
Agent Notes:

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 64.2 m² (691 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: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313641

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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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