



## 65 Connaught Avenue | Mutley Plain | Guide Price £110,000

Centrally located top floor flat within an elegant period property that offers modern features. Situated on a tree lined avenue, the flat benefits from uPVC double glazing and gas central heating. Southerly facing windows provide views over Plymouth city. The flat has separate key metering and will be offered with 999 year lease with an equal share of the freehold. The flat would be of interest to owner occupiers and buyers looking for a property to invest for a rental return.

- Period Property
- Top Floor
- Central Location
- GCH & uPVC DG
- Owner or Investment



## Property Description

### ENTRANCE

Via vestibule to communal hallway. Stairs rise to first floor landing. Private door to top floor flat.

### HALLWAY

Stairs rise to half landing with uPVC window to rear elevation. Radiator. Stairs rise to top floor landing. Door entry intercom.

### BEDROOM

12' 7" x 12' 7" (3.85m x 3.84m) uPVC double glazed window to rear elevation. Radiator.

### SHOWER ROOM

7' 10" x 4' 2" (2.39m x 1.28m) Shower cubicle with sliding curved door. Tiled walls. Wash hand basin. WC. Extractor. Tiled Walls.

### LOUNGE/DINER/KITCHEN

19' 2" x 15' 4" (5.86m x 4.69m) uPVC double glazed windows and roof light window to front elevation. Fireplace. Two radiators. Gas Boiler.

### KITCHEN

Base and wall units. Sink and drainer with mixer tap. Tiled splashback. Gas hob with extractor over. Laminate work tops. Laminate floor.

### COMMUNAL GARDENS

Front and rear communal gardens and paved courtyard.

### PARKING

Accessed via rear service lane. Allocated parking space. Wooden gate provides access via steps to the rear courtyard.





## Tenure

Leasehold

## Council Tax Band

A

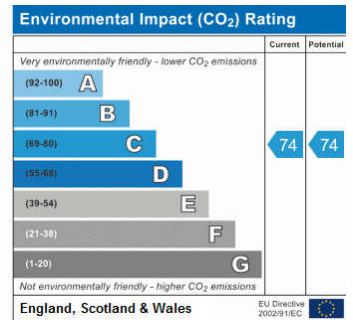
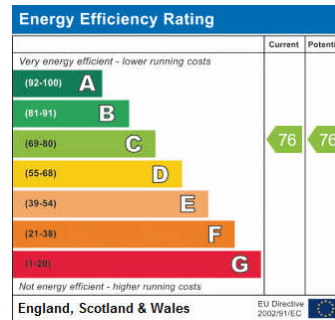
## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements