



Connells

Phelps Road
Plymouth



Property Description

We are delighted to introduce this well-presented two bedroom first floor purpose-built apartment to the market, situated in a prime central location. Benefiting from one double bedroom, one single bedroom, open-plan kitchen/lounge, bathroom, balcony and off-street parking.

Located centrally in the Devonport area, close to a host of local amenities, well-regarded schools, local parks and a being a stone's throw away from the waterfront and Devonport Dockyard, whilst offering easy access to the city centre and major transport links.

As you enter this apartment, you will find a spacious light and airy open-plan kitchen/lounge with matching wall and base units to the kitchen and double patio doors opening out onto a balcony, one good-sized double bedroom, a further good-sized single bedroom and a family bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this apartment offers a balcony to the front and off-street parking.

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

EARLY VIEWINGS ADVISED!

Kitchen/Lounge

22' 9" x 11' 4" (6.93m x 3.45m)

Bedroom One

12' 5" maximum x 10' 10" maximum (3.78m maximum x 3.30m maximum)

Bedroom Two

10' 4" x 6' 6" (3.15m x 1.98m)

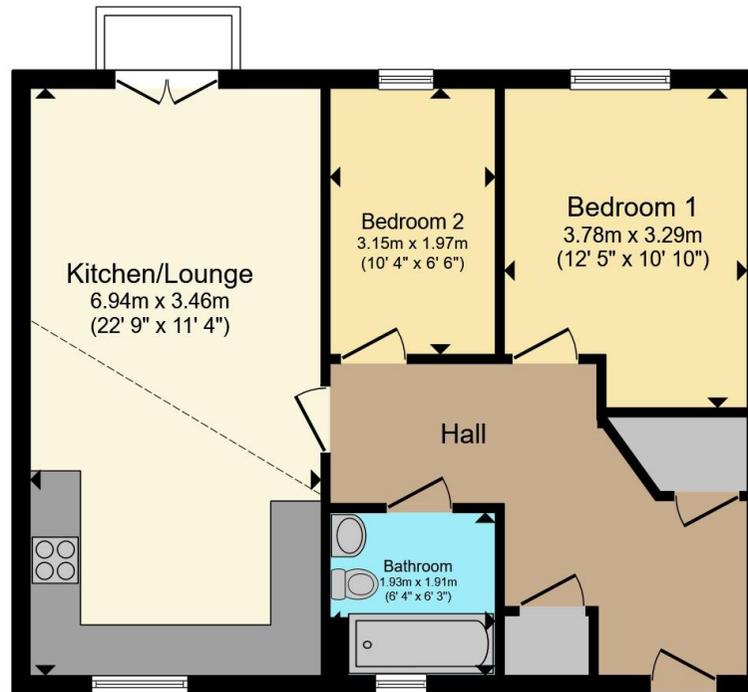
Bathroom

W.C.









Floor Plan

Total floor area 59.1 m² (636 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



To view this property please contact Connells on

T 01752 674 467
E plymouth@connells.co.uk

32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge:
 1800.00

Ground Rent:
 165.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313330

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2007. 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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