



COLLEGE DEAN CLOSE
95-105

Connells

College Dean Close
Derriford Plymouth



Property Description

We are excited to introduce this purpose-built studio apartment to the market, situated in one of Plymouth's most desirable locations. Benefiting from lounge, separate bedroom, kitchen, bathroom and allocated parking.

Located in the sought-after location of Derriford, close to a host of local amenities, Marjon's university and Derriford Hospital, whilst offering easy access to major transport links.

As you enter this apartment, you have a well-presented lounge, followed by a separate bedroom, kitchen with matching wall and base units and bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers allocated parking, perfect for those who drive.

BOOK YOUR VIEWINGS NOW!

Lounge

13' maximum x 12' 10" maximum (3.96m maximum x 3.91m maximum)

Kitchen

7' 3" x 7' 3" (2.21m x 2.21m)

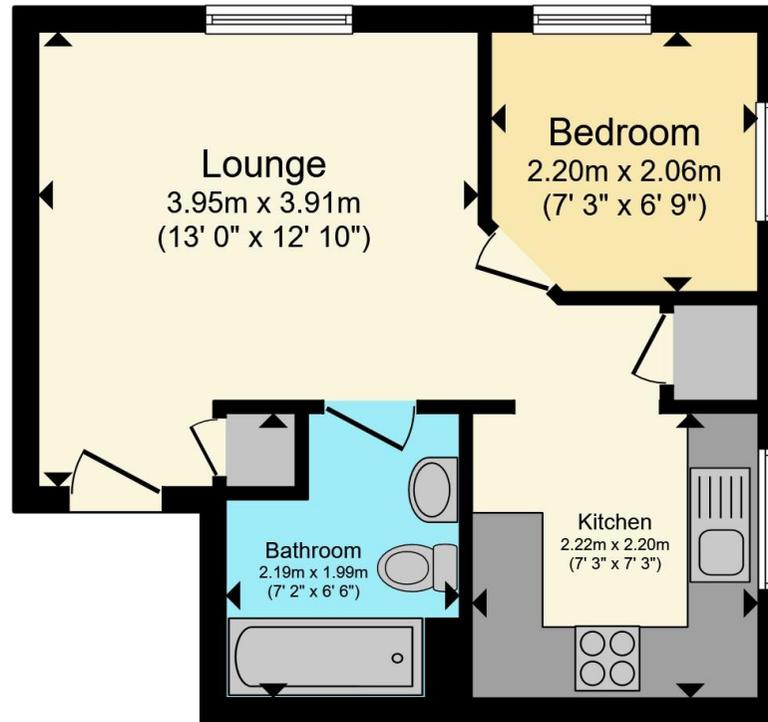
Bedroom

7' 3" maximum x 6' 9" maximum (2.21m maximum x 2.06m maximum)

Bathroom







Total floor area 31.6 m² (340 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: A

Service Charge:
 1286.43

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313387

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1991. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLH313387 - 0003