

# Thinking of Selling?

# hindheadproperty



**Local & Independent** Agents

Colour Brochures with Floorplans

**NAEA / ARLA** Qualified Staff

Fully Managed & Tenant Find Options

In House **EPC's** Available

In House Independent Financial Advisor

Conveyancing Available

**No Sale – No Fee**

**Zero Week** Contracts Available

**1** Point Of Contact Throughout

Hindhead Property for themselves and for the sellers/landlords of this property whose agents are given notice that:- (1) These particulars are set out as a general outline for guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and area, references to condition and necessary permissions for use and occupation and the other details given are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No Persons in the employment of Hindhead Property has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/ tenant in inspecting this property if it is sold, let or withdrawn.



## St. Boniface Close, Plymouth

Offers In Excess Of £80,000

Leasehold

Top Floor Studio Apartment

Murphy Bed Included

No Onward Chain

Separate Bathroom

Separate Kitchen

Allocated Parking Space

Option to Purchase Garage (Garage Not Included)

Quite Residential Cul-De-Sac

Outstanding Views

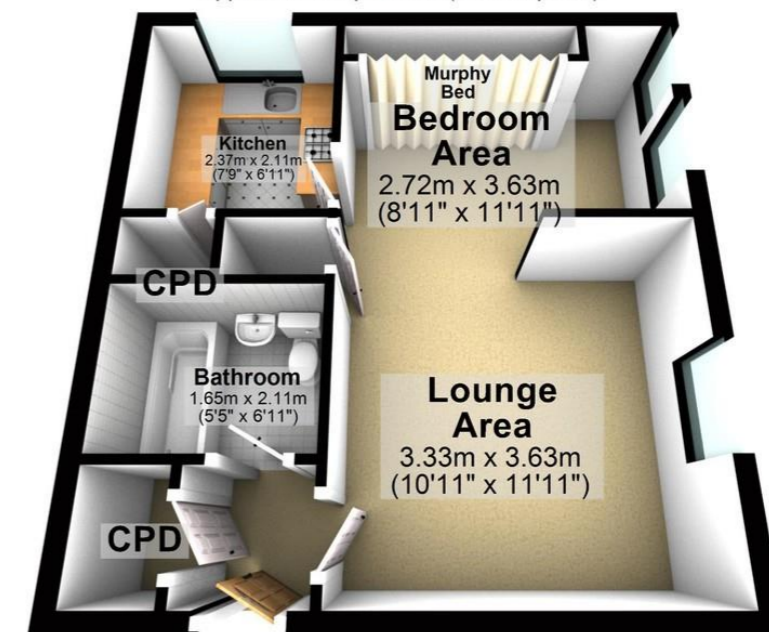
“Proven Not Promised”

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### Top Floor Studio Apartment

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 37.7 sq. metres (406.2 sq. feet)

### St. Boniface Close, Plymouth | Offers In Excess Of £80,000

**DESCRIPTION** Hindhead Property are delighted to present this immaculately kept, top floor studio apartment with incredible views across Plymouth Ocean City. A must view for any one looking to get their foot on the property ladder and now available for offers in excess of £80,000.

This apartment offers a stylish dining space purposely designed to convert into a master bedroom, with use of Murphy bed. It also boasts a good size living area, which benefits from amazing views framed by a Velux window.

**PLYMOUTH** Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located by a stunning waterfront and harbour, Plymouth is the perfect place to buy property.

**VIEWINGS** By appointment only with Hindhead Property, to arrange please call 01752 875075.

**SERVICES** Mains gas, electricity, water and drainage.

**OUTGOINGS** We understand the property is in Band **A** for council tax purposes.

**ACCOMMODATION** Reference made to any fixtures, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

**FLOOR PLANS** The floor plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright Hindhead Property Limited 2018.

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