

## Connaught Avenue, Plymouth, Devon, PL4

**Offers Over: £110,000**

*Leasehold*

This delightfully charming and quaint two double bedroom apartment has a particularly quirky and charismatic layout. Situated just in behind Mutley Plain, the property undoubtedly will appeal to both first time buyers needing immediate access into the city centre and buy to let investors searching for a guaranteed rental in a prime location.

## Property

Positioned on the first floor, this lovely home has its own private balcony overlooking Connaught Avenue.

Due to the age of the building, the apartment also offers gloriously high ceilings and beautiful bay windows creating a real sense of space and possibility.

The allocated parking space in the rear grounds of the building will prove popular and make the apartment truly stand out to both home buyers and investors.

In addition, the basement of the building has a substantial storage facility which is a communal space for the building.

EPC: E

## Accommodation

A communal door at the front of the property gives access into hallway. Stairs to first floor landing where the apartment can be found.

**Entrance Hall** door to front, laminate flooring, large storage void and further cupboard, doors into:

**Kitchen** 9' x 7'1" (2.74m x 2.16m). Range of matching wall and base units, roll-edged worktops, tiled flooring, part tiled walls, integrated 1 1/2 bowl stainless steel sink and drainer unit, space and plumbing for washing machine, integrated electric oven with hob and extractor over, space for fridge freezer, two double glazed windows to side.





**Living Room** 11'3" x 10'4" (3.43m x 3.15m). Laminate flooring, wall mounted radiator, double glazed window to rear, space for sofa and dining room table and chairs, stairs down into kitchen.

**Bedroom** 13'3" x 11'11" (4.04m x 3.63m). Max measurements. Carpet flooring, wall mounted radiator, double glazed bay window to front.

**Bedroom** 10'2" x 7'10" (3.1m x 2.4m). Laminate flooring, wall mounted radiator, double glazed tilt and turn window / doorway leading on to balcony.

**Bathroom** 8' x 5'1" (2.44m x 1.55m). Tiled flooring, tiled wall, low level WC, wash hand basin, bath with mixer taps and shower over, extractor fan.

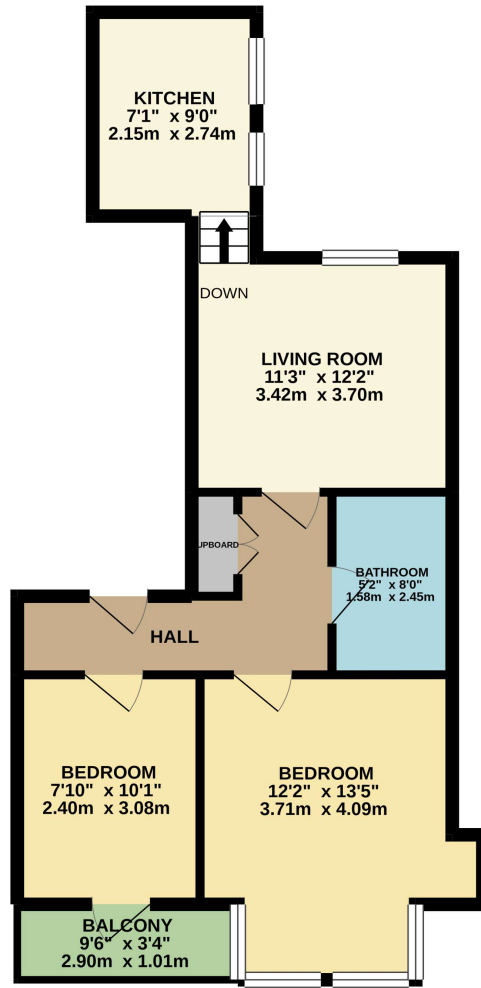
**Communal Basement** The basement of the property is on the ground floor level at the rear and is a shared communal space for the building. The three rooms provide an abundance of storage for perhaps bicycles or outdoor equipment.

**Parking** There is one allocated parking space for the apartment accessed via the service lane behind. This parking area then has a door leading into the basement level.

#### **Charges**

Service Charge + Ground Rent: £50 per month.

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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