



**DC**  
LANE

SELL • LET • MANAGE

Connaught Avenue, Plymouth, PL4 7BU

£165,000 Leasehold - Share of Freehold

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£165,000

# Connaught Avenue

Plymouth, PL4 7BU

- Second Floor Apartment
- Mutley Location
- Reception Room & Arched Windows
- Large Loft Space With Velux
- No Onward Chain
- Two Double Bedrooms
- Beautifully Presented
- Share of Freehold
- Private Parking & EV Charger
- Council Tax Band A

DC Lane are thrilled to showcase a particularly spacious apartment located along a tree lined avenue just off Mutley Plain, within strolling distance to local amenities, walking distance to the City Centre and easy access to the A38 and major routes.

The property is approached via a path bordered by a well maintained lawn and positioned on the second floor of a period property. Wooden flooring flows throughout the hallway complemented by decorative wall paneling and cornicing exuding timeless character from the moment you step inside. The principle reception room is a truly impressive space, generous in size and colour drenched in a rich tone. The high ceiling creates a sense of grandeur, beautifully accentuated by intricate ornate cornicing and a ceiling rose. A period fireplace with a real fire serves as a stunning focal point while arched windows flood the room with natural light and provide a lovely architectural feature. The master bedroom offers ample space to comfortably accommodate a large bed and additional furnishings and the second bedroom is a small double serviced by a well appointed bathroom with shower over the bath. The well equipped kitchen has plentiful cabinets and includes a breakfast bar and a UPVC stable door, offering ventilation and rear access to a fire escape. A pull-down ladder gives access to a surprisingly spacious loft area, complete with a Velux window. Ideal for storage, a hobby room, or potential additional use, this space adds excellent versatility to the home. There is a further boarded loft area accessed from the kitchen.

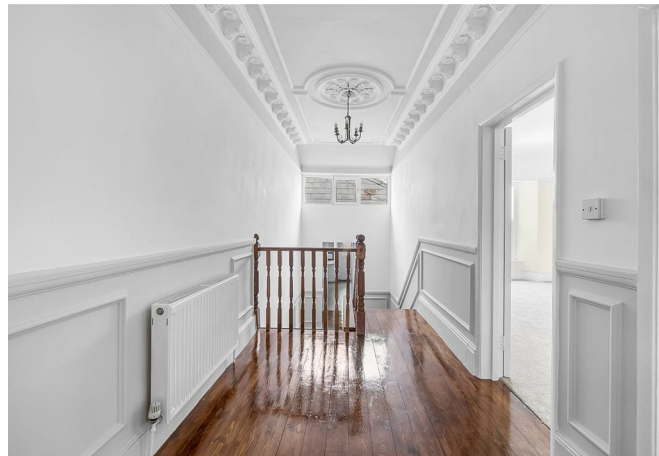
There is one dedicated parking space and an EV charging point, offering modern sustainability and convenience for electric vehicle owners.

With a harmonious blend of classic features and contemporary updates, this apartment offers refined living in a character rich setting. With no onward chain, 963 years remaining on the lease and a share of the freehold, a viewing is most definitely recommended.



## Second Floor

Lounge	13'2" x 15'2" (4.02 x 4.64)
Bedroom One	13'2" x 15'5" (4.02 x 4.71)
Bedroom Two	6'8" x 11'6" (2.04 x 3.52)
Bathroom	5'6" x 7'6" (1.68 x 2.29)
Kitchen	10'2" x 13'6" (3.10 x 4.12)





## Directions

From the DC Lane office on Mutley Plain turn right onto Connaught Avenue and the property can be found on the left hand side.

## Scan for Material Information



**Council Tax Band: A**





## Floor Plans

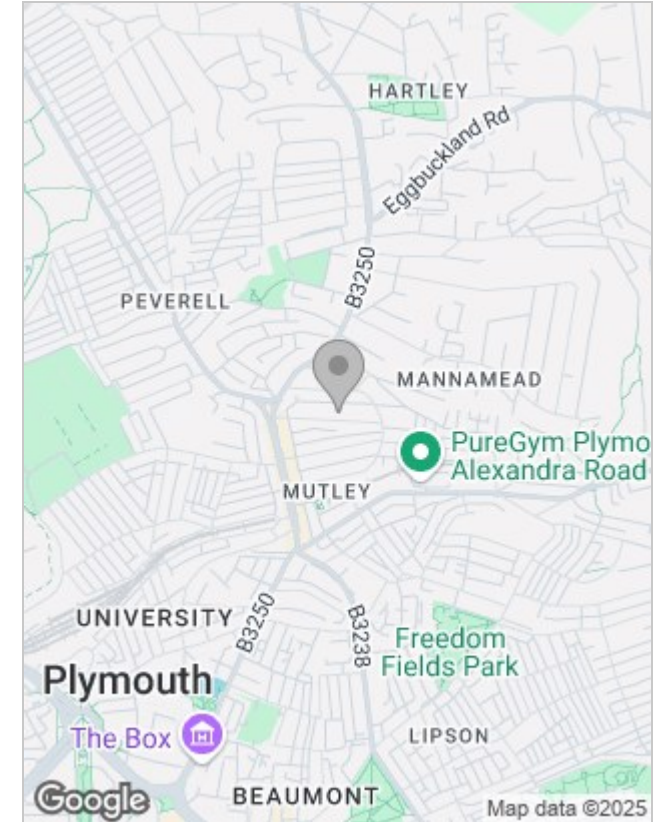


## Viewing

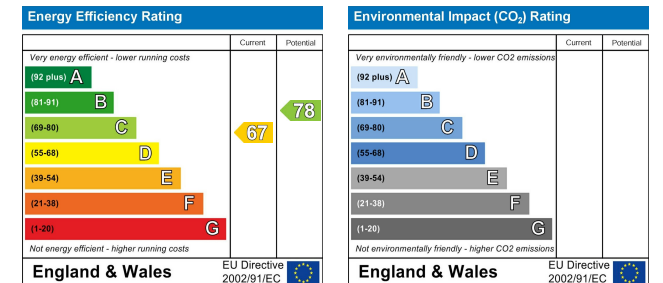
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk