



**DC**  
LANE

SELL • LET • MANAGE

Connaught Avenue, Plymouth, PL4 7BU  
Asking price £145,000 Leasehold - Share of Freehold

 2  1  1  E





# Connaught Avenue

Plymouth, PL4 7BU

- Second Floor Apartment
- Central Tree Lined Avenue
- Spacious Accommodation
- Elevated Views
- Ideal FTB/BTL
- Two Bedrooms
- Well Presented
- Feature Lounge Windows
- Off Road Parking
- Council Tax Band A

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

Positioned on the second floor the proud new owner will benefit from high ceilings and large windows providing an abundance of natural light. This exceptional apartment comprises of lounge with feature fireplace and superb elevated views of the area, generous kitchen/diner with an abundance of cabinets, a modern bathroom and two bedrooms. This property also benefits from rear access from the kitchen to a fire escape leading to a private off road parking space.

We believe this splendid property is attractive to First Time Buyers or would make an ideal Buy To Let investment and a viewing is highly recommended.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)

EPC to follow.

Asking price £145,000



## Second Floor

|               |                              |
|---------------|------------------------------|
| Lounge        | 12'6" x 15'2" (3.82 x 4.64)  |
| Kitchen/Diner | 10'4" x 18'7" (3.16 x 5.67)  |
| Bedroom One   | 12'2" x 11'11" (3.72 x 3.64) |
| Bedroom Two   | 6'8" x 15'2" (2.05 x 4.64)   |
| Bathroom      | 7'11" x 5'2" (2.42 x 1.58)   |







## 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.

**Council Tax Band:**

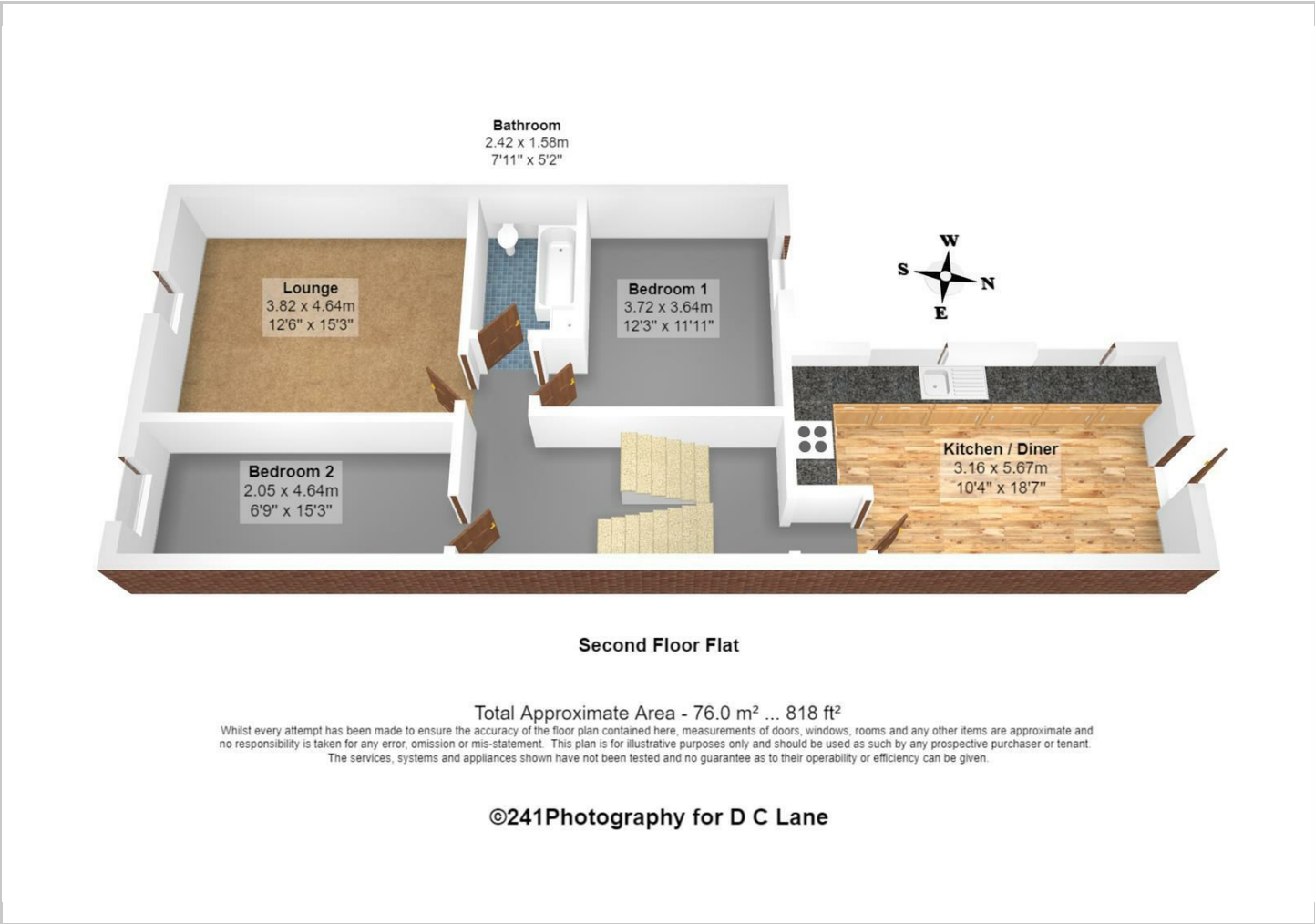








Floor Plans

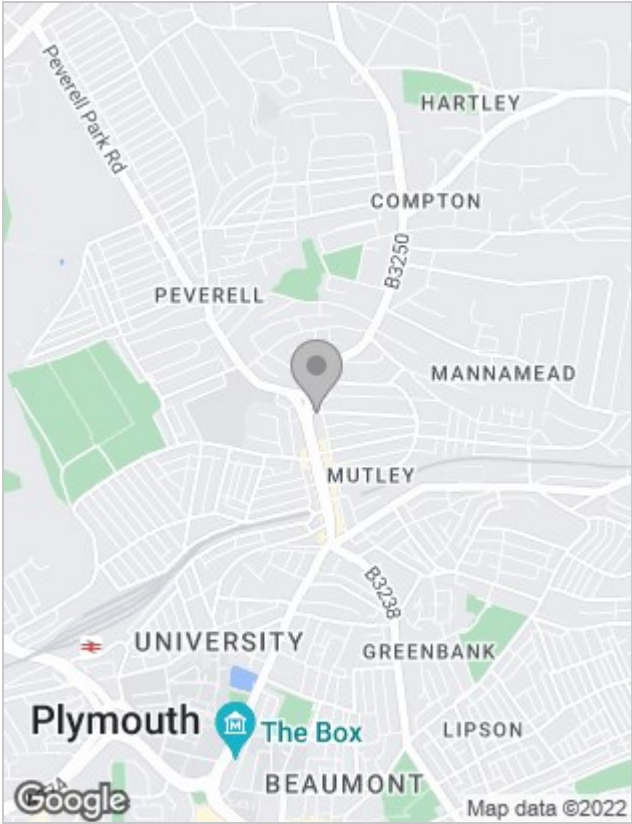


Viewing

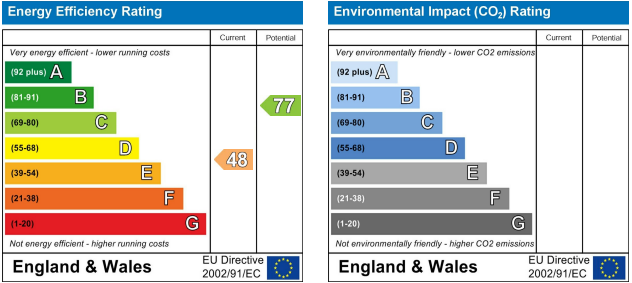
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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