



**DC**  
LANE

SELL • LET • MANAGE

Connaught Avenue, Plymouth, PL4 7BU

Offers in excess of £140,000 Leasehold - Share of Freehold



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Offers in excess of £140,000

# Connaught Avenue

Plymouth, PL4 7BU

- Ground Floor Apartment
- Central Tree Lined Avenue
- Natural Light Throughout
- Ideal FTB/Buy to Let
- No Onward Chain
- Two Double Bedrooms
- Spacious Accommodation
- Private Courtyard Garden
- Share Of Freehold
- Council Tax Band A

DC Lane are thrilled to present a particularly spacious ground floor apartment set back from the road located along a tree lined avenue just off Mutley Plain and within strolling distance to local amenities, and easy access to the A38 and major routes.

The proud new owner will benefit from high ceilings and large windows providing an abundance of natural light in this south facing property. This superb apartment comprises of hallway, an elegant lounge with bay window, large master bedroom with built in storage, a bathroom with bath and shower over, a fitted kitchen and a further double bedroom which could alternatively be used as a dining room or home office. This property also features a private rear courtyard garden providing a great space for relaxation or entertainment with an external communal store and a sunny lawned front garden.

Additional benefits include share of the freehold, approximately 970 years lease remaining, a gas combi boiler installed three years ago and well-appointed entrance hall with newly installed fire safety system which meets current standards.

With no onward chain we believe this splendid property is attractive to First Time Buyers or would make an ideal Buy To Let investment - 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)



## Ground Floor

Lounge	14'9" x 15'5" (4.50 x 4.72)
Bedroom One	13'2" x 15'5" (4.03 x 4.70)
Bedroom Two	10'4" x 8'4" (3.16 x 2.55)
Kitchen	10'4" x 11'6" (3.16 x 3.52)
Bathroom	5'6" x 6'3" (1.70 x 1.92)





### **Directions**

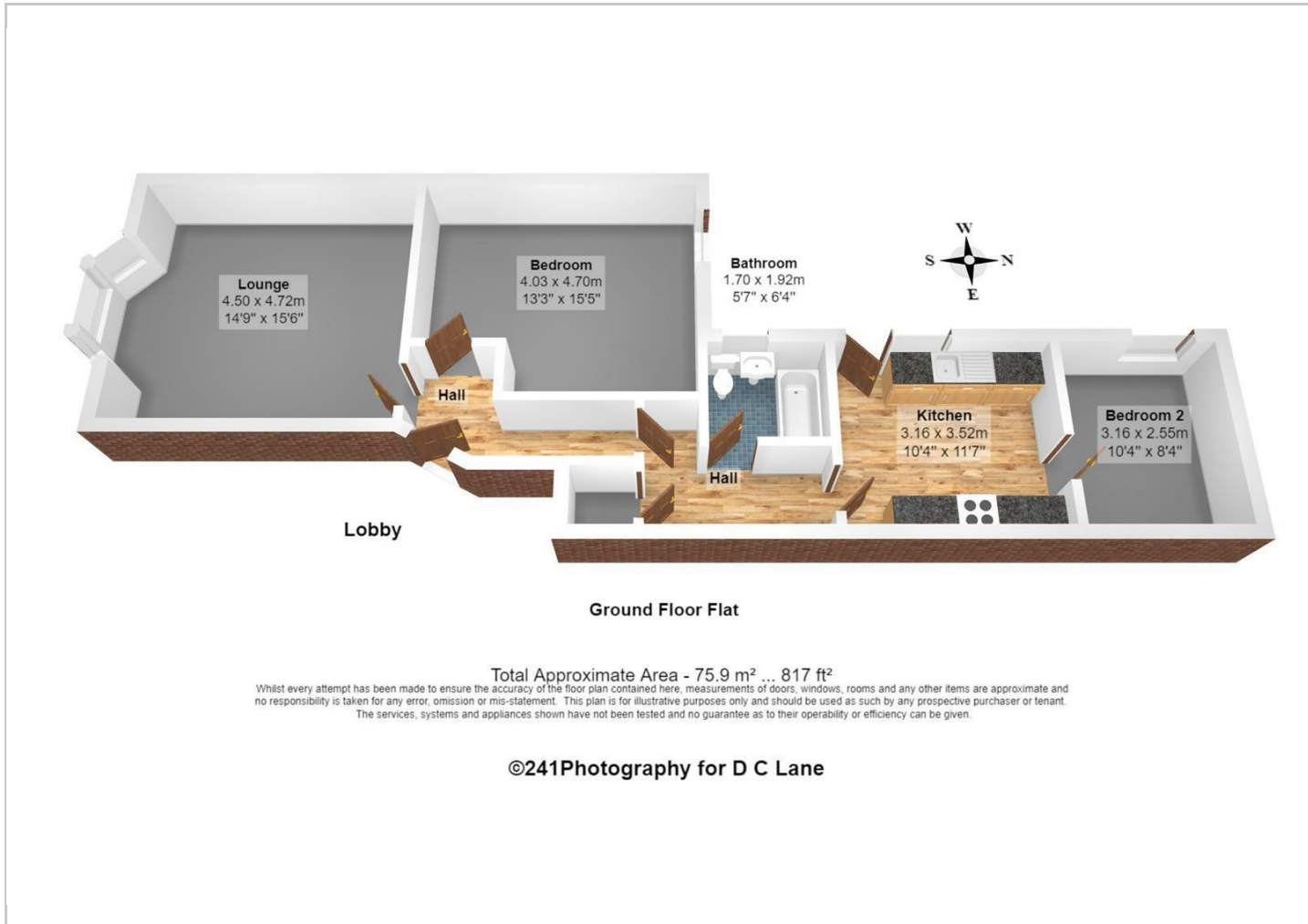
From the DC Lane office on Mutley Plain turn right onto Connaught Avenue and the property can be found on the left hand side.

**Council Tax Band: A**





## Floor Plans

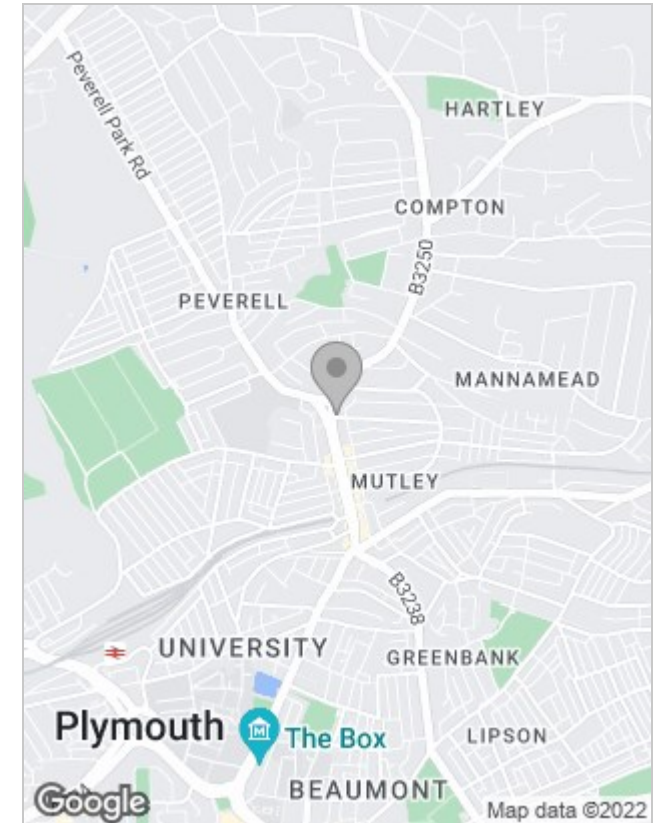


## Viewing

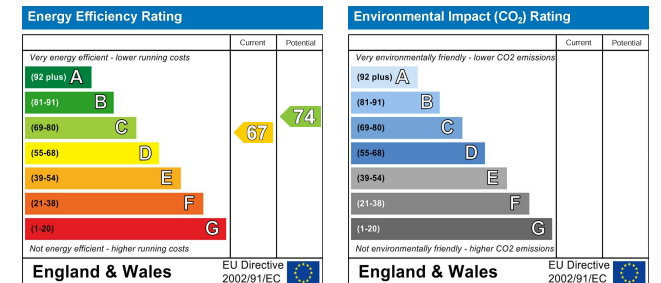
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



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