



SELL • LET • MANAGE

Connaught Avenue, Plymouth, PL4 7BT  
Asking Price £210,000 Leasehold

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# Connaught Avenue

Plymouth, PL4 7BT

- Exceptional Garden Apartment
- Central Tree Lined Avenue
- High End Kitchen Cabinetry
- Luxurious Shower Room
- Off Road Parking
- Two Double Bedrooms
- Elegant Period Features
- Exquisitely Decorated
- Several Garden Areas
- Share of the Freehold

DC Lane are thrilled to showcase a particularly spacious garden apartment located along a tree lined avenue just off Mutley Plain. There is no doubt that this is the smartest Victorian building in the street and the approach is along a path flanked by lawns either side. The apartment is spread across the ground floor and wraps around the communal hallway.

Enter into the exquisite 'Brigitte' kitchen with Neff appliances including a 'slide and hide' oven, integrated appliances and the ultimate kitchen wish, a Quooker tap that even offers sparking water! Corian work surfaces and Karndean flooring frame the units beautifully and dual aspect windows overlooking the gardens provide an abundance of natural light. The principle room literally takes your breath away with the high ceilings, period fireplace, shuttered bay window and sheer space. There are two double bedrooms, one with built in wardrobes and useful mezzanine area for storage. The luxurious shower room features a double shower with Rain Forest shower head, remote controlled operated shower toilet, the ultimate in hygiene and sink within vanity unit with mirrored cabinets. The apartment also offers a utility cupboard housing the washing machine and an abundance of shelving, a very organised space. To the rear there are three garden areas accessed from the kitchen. One door opens onto an enclosed area with shed and outside power, a great working space and another door opens onto the first of two terraces with a white backdrop and laid with patterned tiles, a contemporary city garden perfect for both entertainment or relaxation. Steps rise to the higher terrace shielded by trellis, the current owners have maximised the space well to create another 'outdoor room'. There is also private off road parking at the rear.

This exceptional apartment oozes elegance and style with the feel of a boutique hotel - Quite simply the proud owner of this impressive home would have purchased the best property in the area.



## Ground Floor

Living/Dining Room	13'3" x 18'11" (4.06 x 5.78)
Kitchen	9'3" x 12'9" (2.84 x 3.90)
Bedroom One	11'4" x 14'10" (3.47 x 4.54)
Bedroom Two	9'9" x 9'10", 18'3" x 8' (2.98 x 3.56)
Shower Room	5'11" x 11'8" (1.82 x 3.56)





### **Directions**

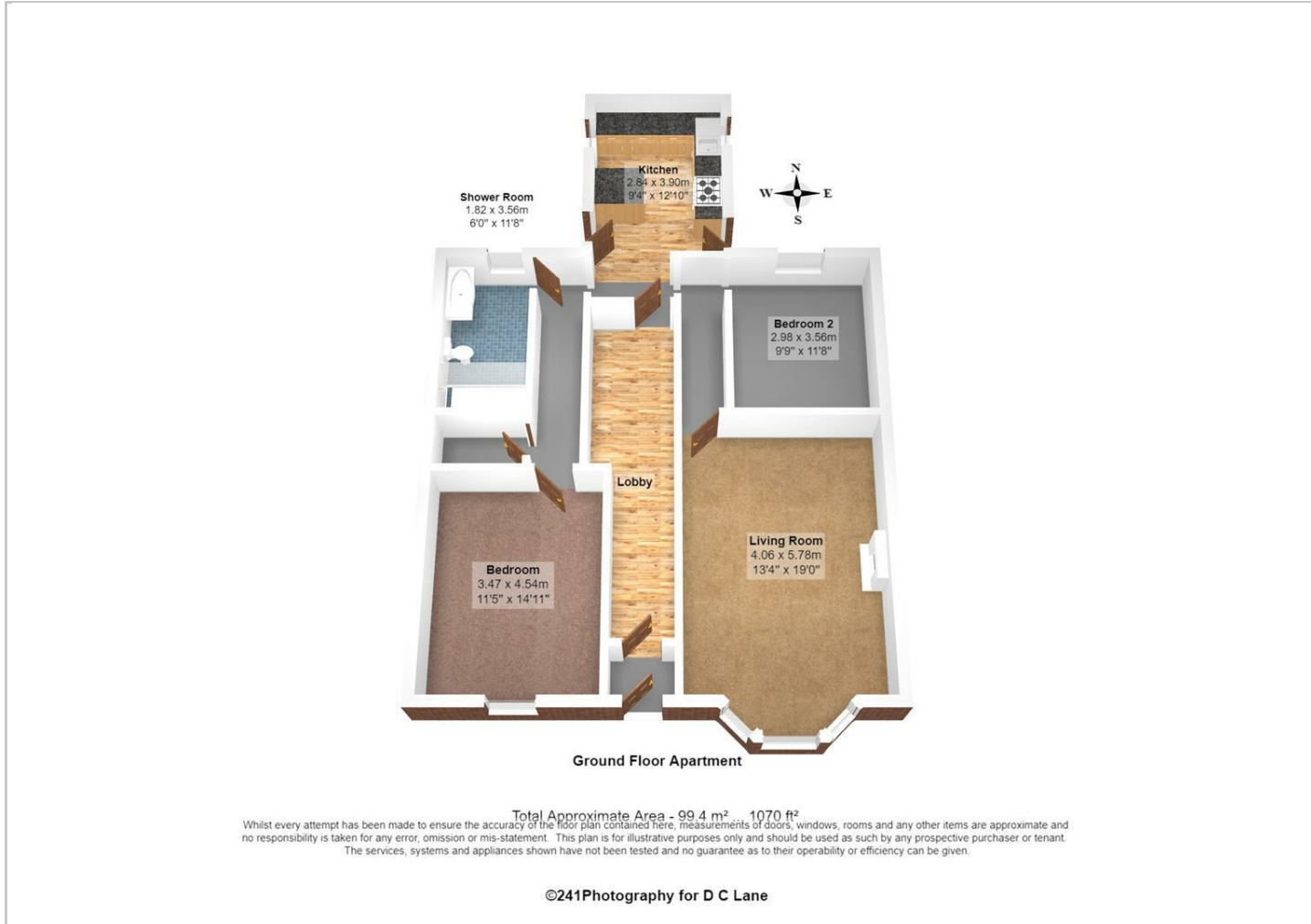
From the DC Lane office on Mutley Plain turn right onto Connaught Avenue and the property can be found on the left hand side.

**Council Tax Band:**





## Floor Plans

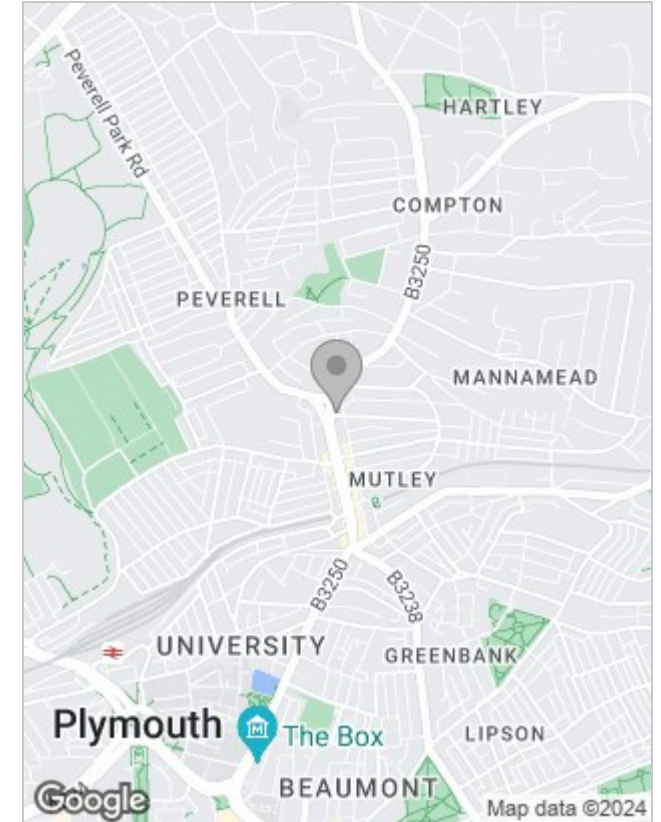


## Viewing

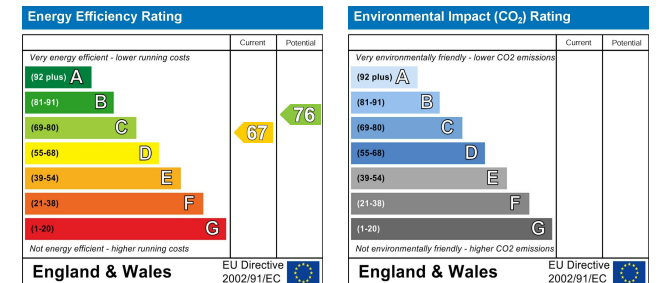
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



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