



DC  
LANE

SELL • LET • MANAGE

Connaught Avenue, Plymouth, PL4 7BY  
£135,000 Leasehold - Share of Freehold







£135,000

# Connaught Avenue

Plymouth, PL4 7BY

- Ground Floor Flat
- Mutley Locaton
- Spacious Accommodation
- Share of Freehold
- No Onward Chain
- Two Double Bedrooms
- Open Plan Living
- Parking
- Ideal FTB/Buy To Let
- Council Tax Band A

DC Lane are thrilled to present a two bedroom apartment located along a tree lined avenue just off Mutley Plain with close proximity to the shopping parade and within walking distance to the City Centre.

Positioned on the ground floor and particularly spacious the accommodation comprises of open plan living with bay window and an abundance of kitchen units with integrated dishwasher and moveable breakfast bar, two double bedrooms, a modern shower room and useful utility cupboard under the stairs. Allocated parking at the rear and gas central heating complete the appeal of this superb apartment.

Previously let for many years this property is being sold with no chain, has had a new boiler installed within last 7 months, a share of the freehold and would make an ideal First Time Buy or Buy to Let investment.

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

### Open Plan Living/Kitchen

17'0" x 15'5" (5.20 x 4.72)

### Bedroom One

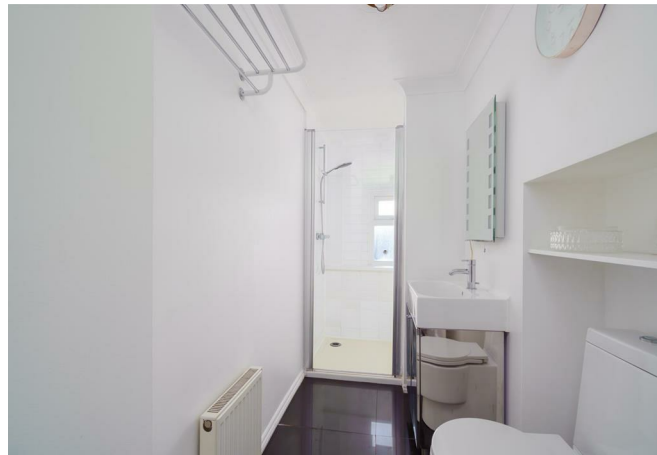
14'9" x 11'2" (4.52 x 3.41)

### Bedroom Two

11'8" x 7'10" (3.57 x 2.40)

### Shower Room

11'8" x 3'11" (3.57 x 1.20)





## Directions

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

**Council Tax Band: A**



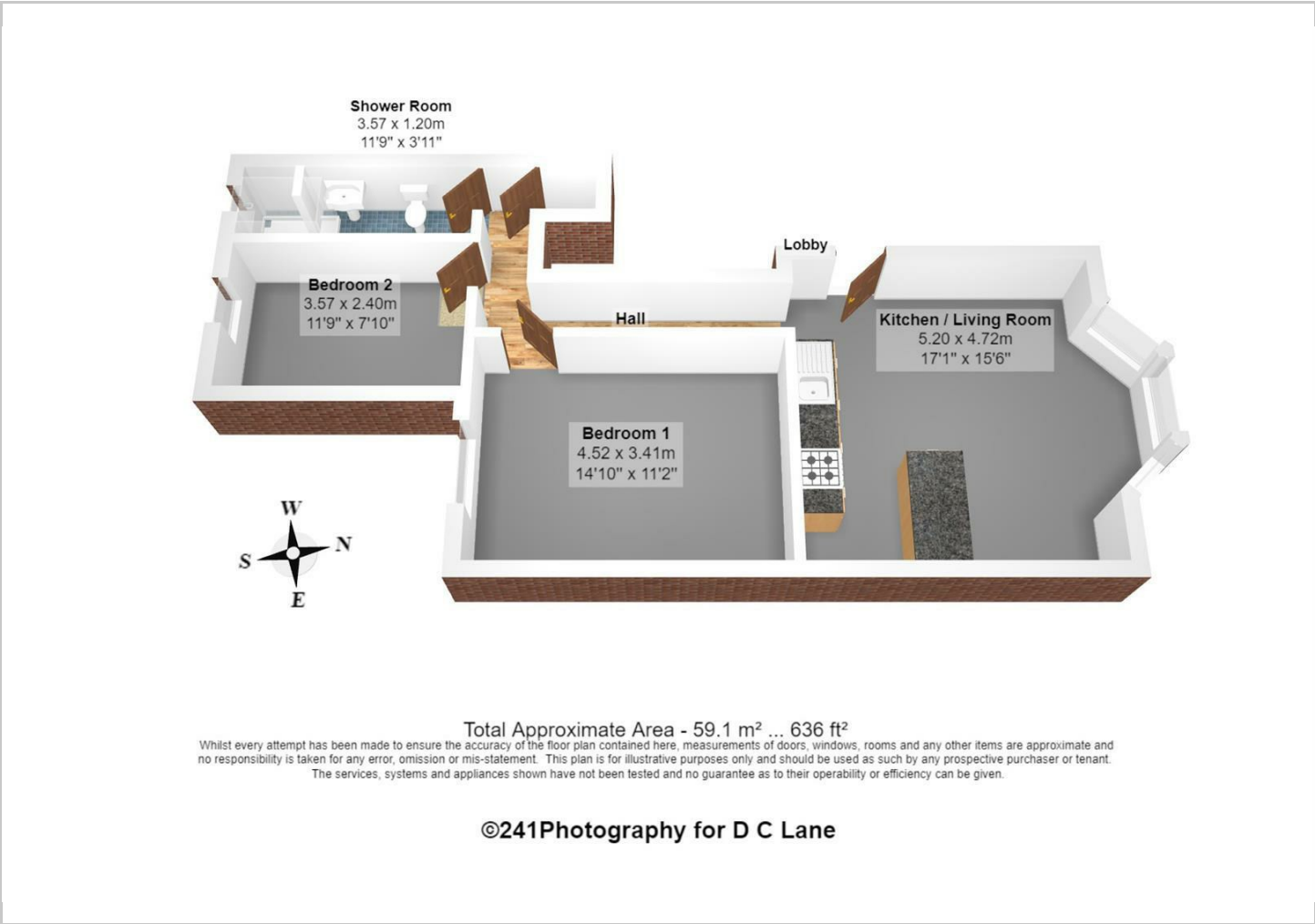




NO PARKING  
ON STREET  
OF PLAY



Floor Plans

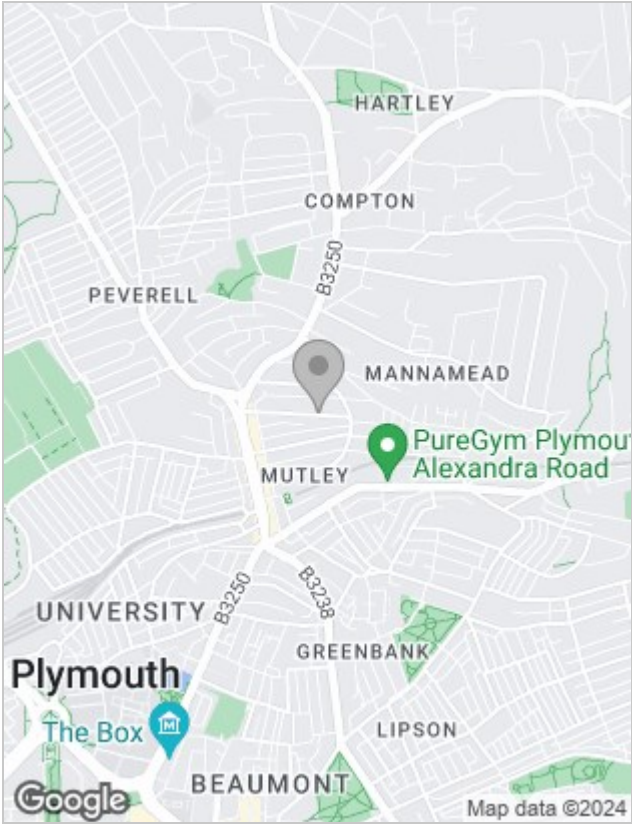


Viewing

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

