



DC  
LANE

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Connaught Avenue, Plymouth, PL4 7BT  
£220,000 Leasehold - Share of Freehold

 2  1  1  C



£220,000

# Connaught Avenue

Plymouth, PL4 7BT

- Second Floor Apartment
- Mutley Location
- Attic Rooms
- Spacious Accommodation
- No Onward Chain
- Two Bedrooms
- Private Roof Terrace Garden
- Inventive Storage Solutions
- Parking at Rear
- Council Tax Band A

DC Lane are delighted 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.

The approach to the property is along a path flanked by a lawn and the apartment is positioned on the second floor. Oozing with character and warmth the principal reception room enjoys natural light flooding through the arched sash windows, high ceilings and a period fireplace. The master bedroom is generous in size and the second bedroom has a built in bespoke fold down double bed. The kitchen features deep non standard cabinets providing plentiful storage solutions, a breakfast bar has an additional fold out table and rear access is via a upvc stable door leading out to a covered exterior porch. The well appointed bathroom has a shower over the bath with further clever storage areas. From the generous landing which could easily be utilised for work from home space or dining area, stairs lead up to sliding doors which give way to an impressive private roof terrace, a lovely secluded urban retreat offering the perfect spot to relax and entertain with two built in barbecues and space for good size garden furniture. Steps rise to the attic which has been split into various zones with a walk in wardrobe, bar area, two home office spaces, utility area and hobby room with dual aspect velux windows providing elevated views over Plymouth and beyond.

Externally a fire escape leads from the kitchen to the off road parking whereby parking is on a first come first serve basis.

Tastefully presented throughout the current owners have cleverly utilised space where they can to provide storage solutions and bespoke fittings. With no onward chain and a share of the freehold, a viewing is highly recommended to appreciate this exceptional apartment and experience the ingenious and inventive design used to create useful spaces. EPC Grade C



## Second Floor

Kitchen 10'4" x 9'2" (3.17 x 2.80)

Bathroom 5'4" x 7'6" (1.63 x 2.30)

Lounge 13'6" x 13'11" (4.14 x 4.26)

Bedroom One 13'6" x 14'4" (4.14 x 4.38)

Bedroom Two 6'2" x 9'11" (1.90 x 3.03)

## Third Floor

Roof Terrace 10'8" x 15'1" (3.26 x 4.60)

Attic Room 6'4" x 10'2" (1.95 x 3.12)

Attic Space 13'7" x 22'6" (4.16 x 6.88)





## Directions

Turn right from the DC Lane office onto Connaught Avenue and the property can be found on the left.

**Council Tax Band: A**

## Scan for Material Information

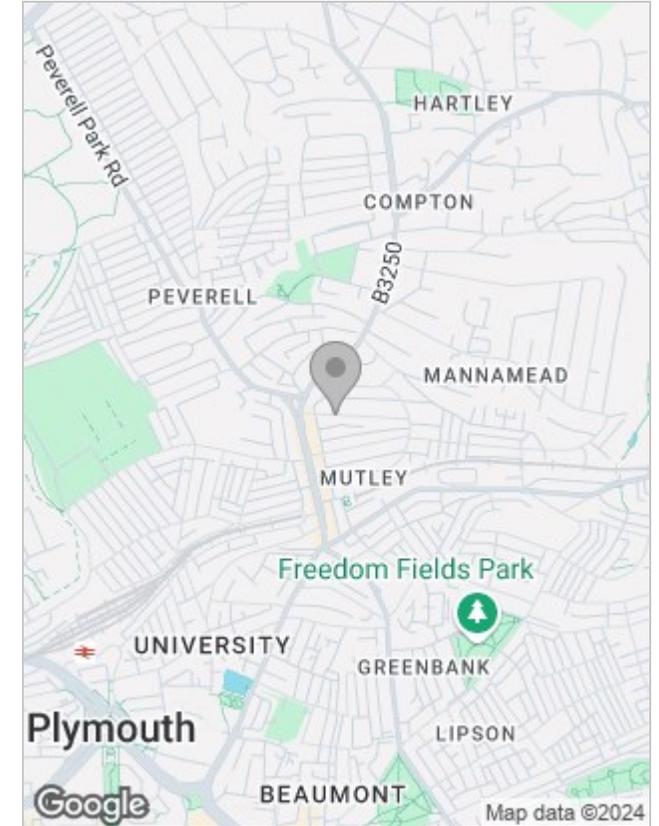




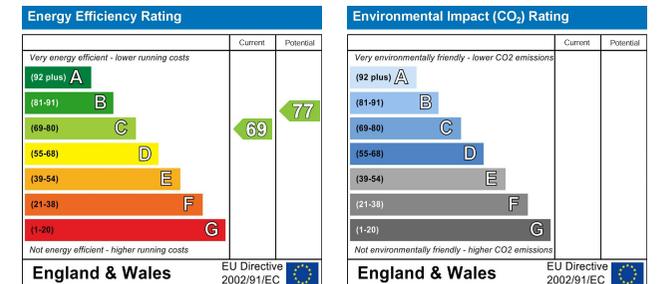
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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