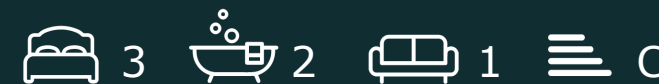


DC  
LANE

SELL • LET • MANAGE

Connaught Avenue, Plymouth, PL4 7BT

£200,000 Leasehold - Share of Freehold





£200,000

# Connaught Avenue

Plymouth, PL4 7BT

- Second Floor Apartment
- Bathroom & Shower Room
- Central Location
- Beautifully Presented
- No Onward Chain
- Three Bedrooms
- Private Roof Terrace Gardenn
- Spacious Accommodation
- Garage
- Council Tax Band A

DC Lane are thrilled 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 spread across three floors. Oozing with character and warmth the principal reception room enjoys natural light flooding through the arched windows, high ceilings and a feature fireplace. There are three bedrooms (two doubles and a single) , a well appointed shower room and additional bathroom, kitchen/breakfast room with an abundance of cabinets and rear door access.

From the generous landing which could easily be utilised for work from home space or dining area, stairs lead up to patio doors which give way to an impressive private roof terrace offering the perfect spot to relax and enjoy the outdoors right at home. The third floor has the superb master bedroom with dual aspect velux windows providing elevated views over Plymouth and bathroom with further velux window. Imagine unwinding after a long day in the indulgent roll top bath, a feature that adds a touch of luxury to this already impressive property.

Externally a fire escape leads from the kitchen to the garage with up and over door.

This elegant property showcases the wealth of original features, striking the perfect balance between modern and classic. Tastefully decorated and styled, a restful and inviting atmosphere creates the perfect backdrop for your favourite objet d'art.

With the possibility of no onward chain a viewing is highly recommended to appreciate this exceptional apartment and experience the charm and comfort this property has to offer.



## Second Floor

Lounge 13'3" x 15'1" (4.06 x 4.62)

Kitchen/Breakfast Room  
11'0" x 10'2" (3.36 x 3.10)

Bedroom Two 13'3" x 14'2" (4.06 x 4.33)

Bedroom Three 6'9" x 9'8" (2.07 x 2.97)

Shower Room 6'9" x 5'10" (2.06 x 1.80)

Landing 6'11" x 16'7" (2.11 x 5.07)

Roof Terrace 11'3" x 16'5" (3.44 x 5.02)

## Third Floor

Master Bedroom 13'2" x 17'3" (4.02 x 5.28)

Bathroom 6'11" x 9'10", 15'4" x 2" (2.11 x 3.47)



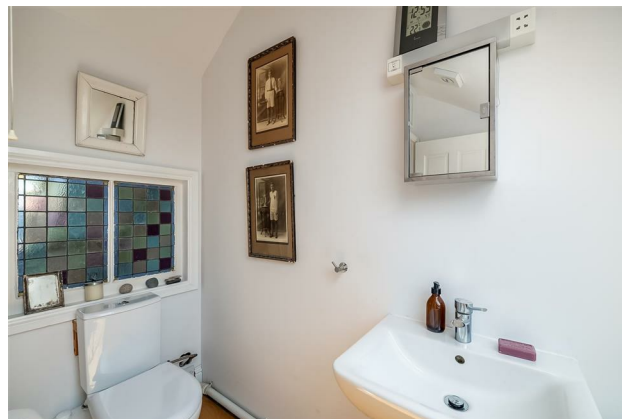


## Directions

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

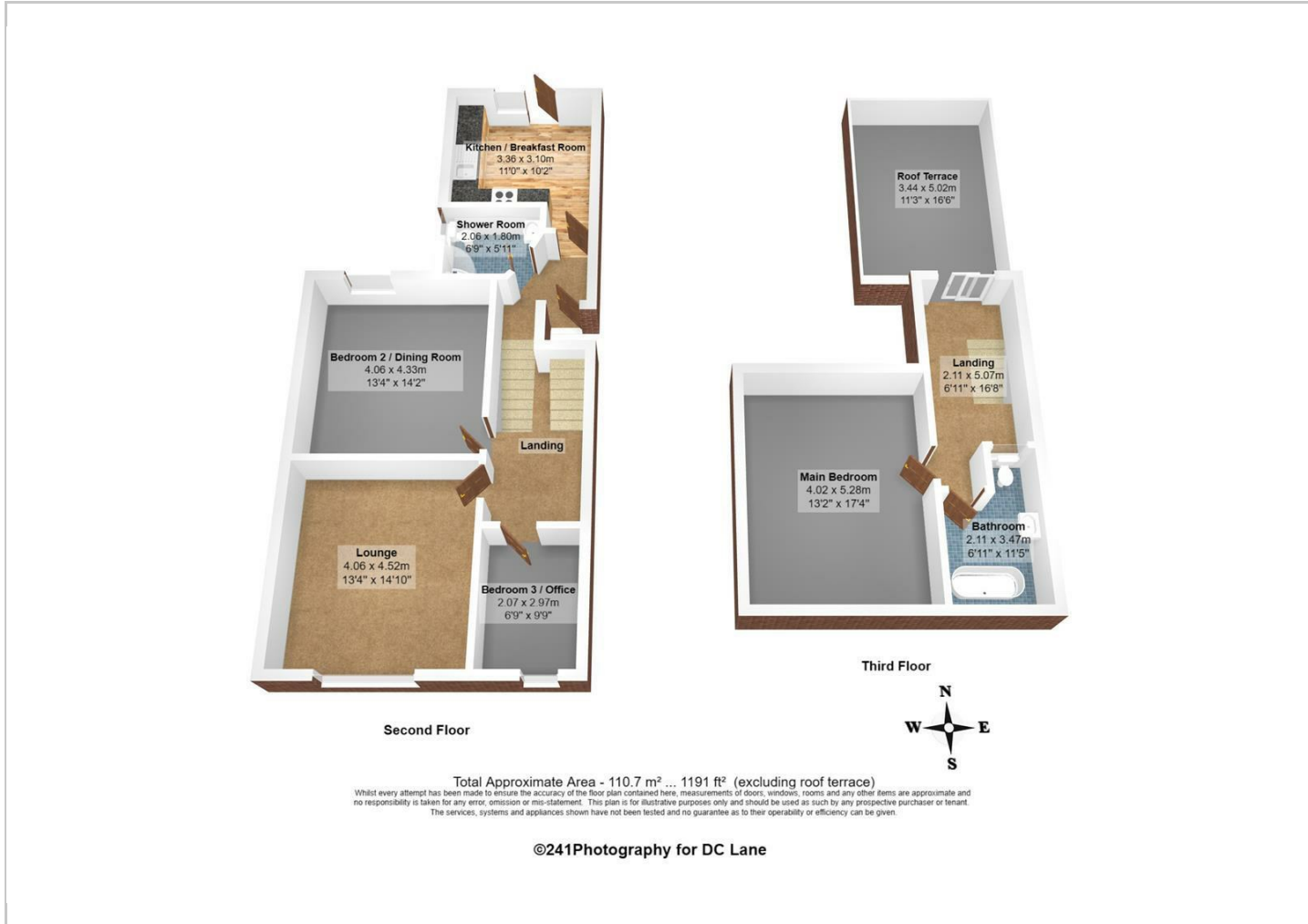
**Council Tax Band: A**

## Scan for Material Information

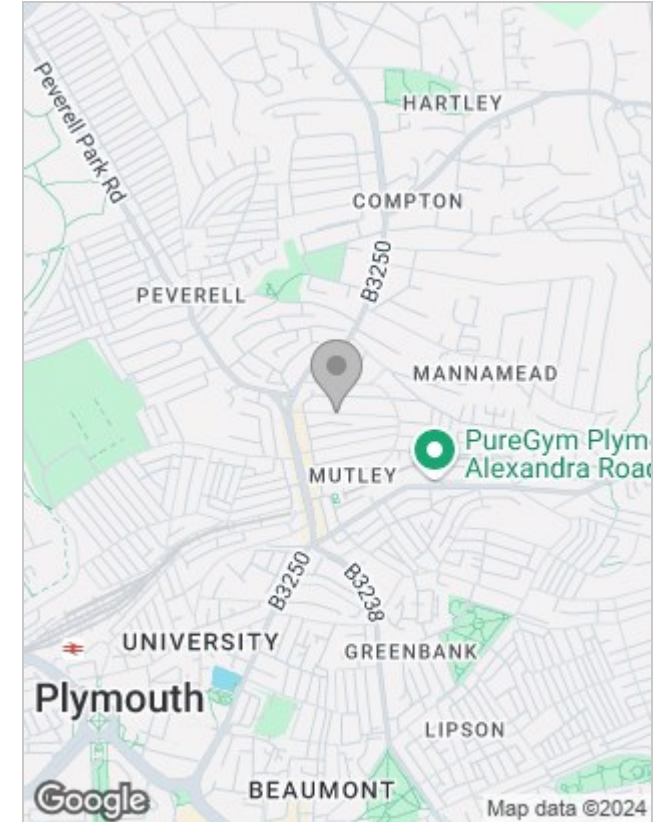




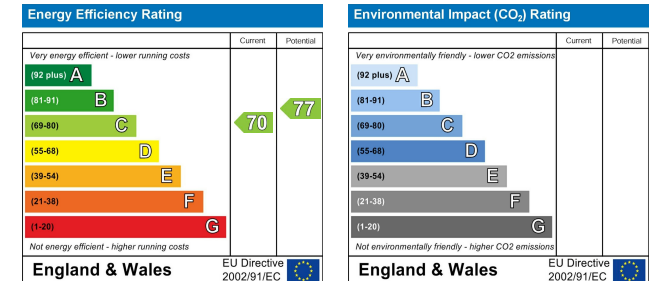
## Floor Plans



## 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.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk