

Connells

Ground Floor Flat 2 Fellowes Place
Plymouth

Ground Floor Flat 2 Fellowes Place
Plymouth PL1 5NB

for sale offers over
£110,000







Property Description

On the doorstep of one of Plymouth's best-loved green spaces, this one-bedroom ground floor flat sits right beside Victoria Park and is offered with no onward chain. It's a practical, well-connected home, ideal for first-time buyers and investors.

Inside, the flat opens into a bright, bay-fronted lounge (4.52m x 4.04m), a generous space for relaxing, entertaining or working from home. Large double bedroom (4.39m x 3.58m) and the kitchen is located to the rear. The bathroom has a shower, hand basin and W.C. The property is well-proportioned and bright.

The location is a real strength. Victoria Park is on the doorstep for morning runs and dog walks. The train station is just a 13-minute walk away, the city centre, University and Plymouth city College close by, suiting students and commuters alike. The flat is on a local bus route, and shops, cafés, restaurants, a doctors' surgery and a pharmacy are all easily reached.

Outside, the flat comes with allocated parking to the rear along with permit free on street parking to the front. The property is leasehold with a 999-year lease from 1992 and benefits from a share of the freehold. It also has double glazing and an EPC rating of C.

Early viewing is advised, suitable for first time buyers and rental investment.

Lounge
14' 10" maximum x 13' 3" maximum (4.52m maximum x 4.04m maximum)

Kitchen
9' 7" maximum x 8' 2" maximum (2.92m maximum x 2.49m maximum)

Bedroom
14' 5" maximum x 11' 9" maximum (4.39m maximum x 3.58m maximum)

Shower Room

Agents Note;

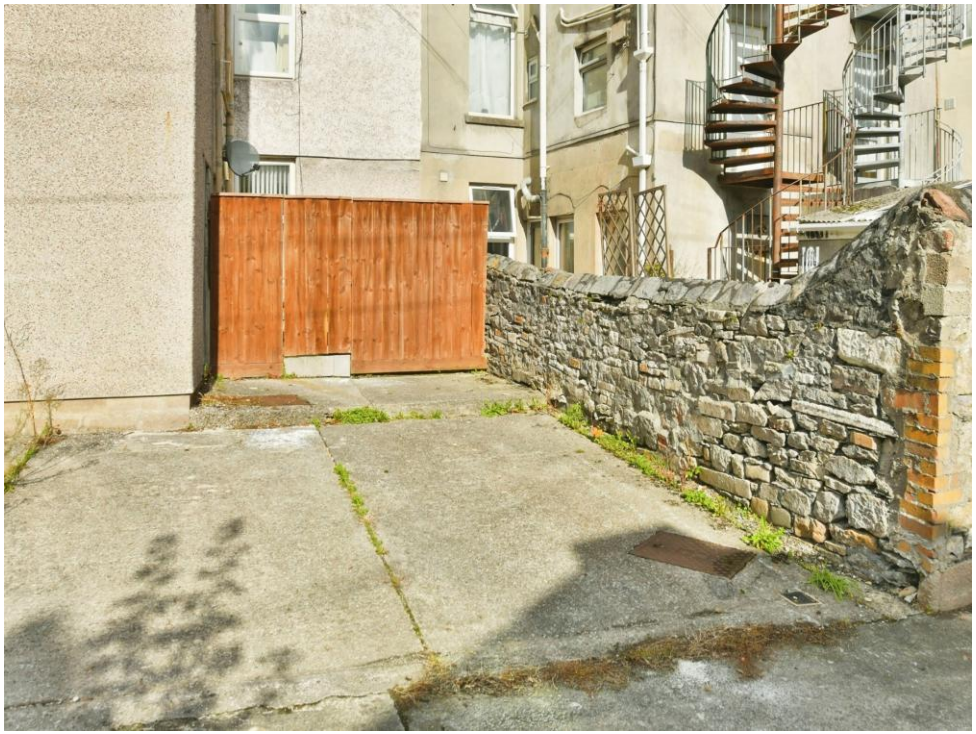
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

















Total floor area 60.5 m² (651 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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32 Mannamead Road
PLYMOUTH PL4 7AA

EPC Rating: C

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: 1.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH314011

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Jun 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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