

# clever



## Flat 3, 8 Rochester Road

Mutley, Plymouth, PL4 6HU

**£100,000**



GUIDE PRICE £100,000 - £110,000 - Nestled on Rochester Road in the vibrant city of Plymouth, this charming one-bedroom apartment offers a unique opportunity for those seeking a blend of comfort and convenience. Spanning an efficient 280 square feet, the property is designed for flexible living, making it ideal for young professionals, couples, or anyone looking to enjoy a low-maintenance lifestyle.

One of the standout features of this apartment is its delightful roof terrace, providing a perfect spot to unwind and soak up the sun or entertain guests while enjoying views of the surrounding area. The superb location ensures that you are just a short stroll away from the bustling city centre, where you can explore a variety of shops, restaurants, and cultural attractions.

This property is chain-free, allowing for a smooth and straightforward purchasing process. Whether you are looking to invest in your first home or seeking a convenient city base, this apartment presents an excellent opportunity. With its modern amenities and prime location, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely apartment your new home in Plymouth.



## Secure Communal Entrance

Kitchen/Dining/Lounge Area 12'2" x 8'8" (3.72m x 2.65m)

Bedroom 12'5" x 11'11" (3.79m x 3.64m)

Bathroom

Roof Terrace



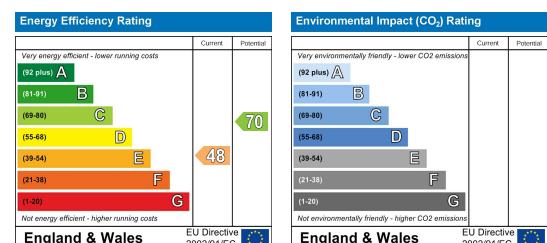
## Area Map



## Floor Plans



## Energy Efficiency Graph



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