



# Falcon

01752 600444

## Flat 8, Armstrong House

60 Exeter Street, Plymouth, PL4 0AP

£99,950





## In Brief

### 3rd Floor Flat

**Reception Rooms** Open Plan Living Area/Kitchen

**Bedrooms** 2 Bedrooms

**Heating** Electric Heating

**Area** 495 SQFT

**Tenure** Leasehold

**Parking** On Street Parking

**Council Tax** B

## Description

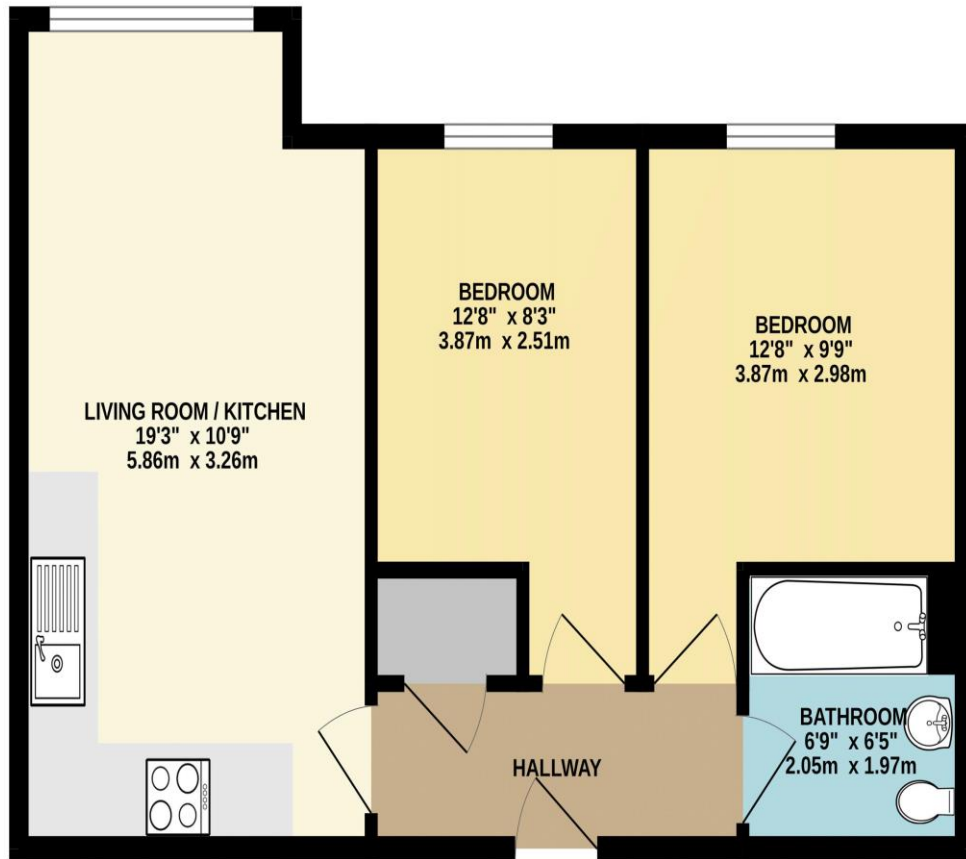
A two-bedroom second floor flat in central Plymouth, ideally situated for access to local amenities, including Plymouth City Centre, with its array of shops including Drake Circus, while the Barcode and the Barbican are also nearby offering a selection of pubs, bars and restaurants. This property is ideal for a buy to let investor or a first-time buyer. The main communal door leads into an entrance hallway, with either a lift or stairs leading up to the 2nd floor. The main flat door accesses the hallway, with doors off to rooms. The open plan living area/kitchen is a great space with a window to the front of the property and has a modern kitchen at one end with a selection of base units with work surfaces over, additional wall mounted units and spaces for appliances. The flat offers two spacious bedrooms and a bathroom which is fitted with a WC, wash hand basin and a bath. This is an ideal flat, perfectly located in this convenient central location. PLEASE NOTE: Lease Information - 155 years from 2005. Service & Maintenance Charge - TBC / Ground Rent - TBC

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### SECOND FLOOR 495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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