



Falcon

01752 600444

FFF, 6

Hartley Avenue, Plymouth, PL3 5HW

Guide Price £230,000 - £240,000





In Brief

First Floor Apartment

Reception Rooms	Spacious Living Room
Bedrooms	Two Double Bedrooms
Heating	Gas Central Heating
Area	941 Sqft
Tenure	Share of Freehold

Parking	Allocated Parking Space
Council Tax	A

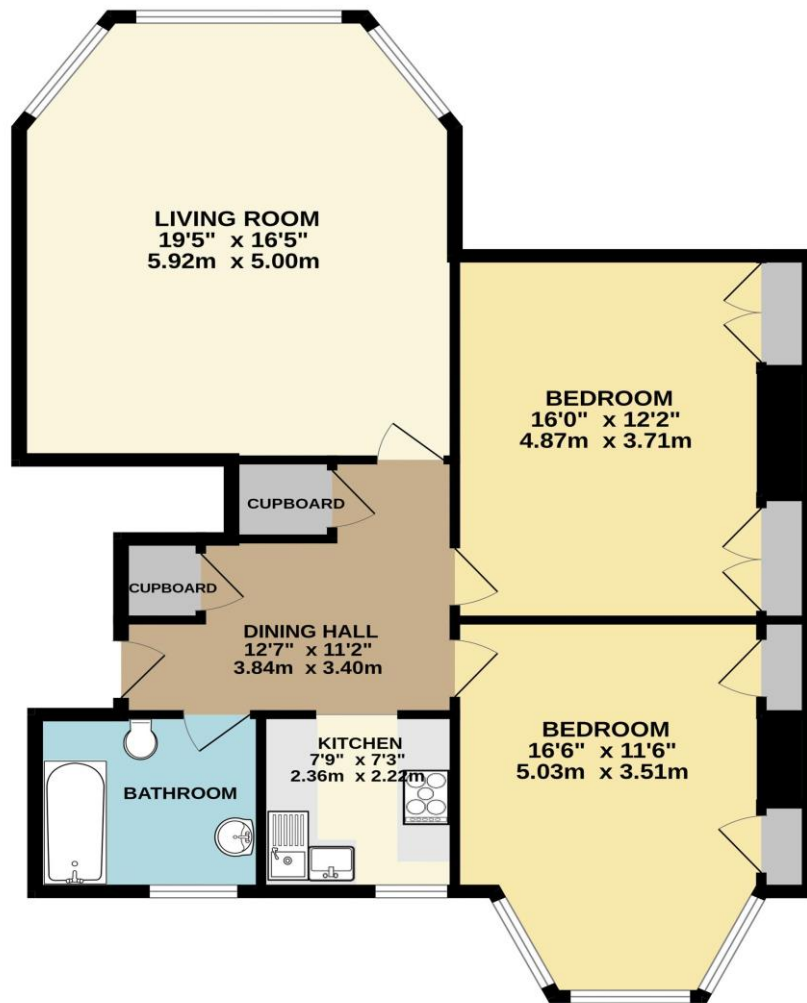
Description

A fantastic opportunity to purchase this spacious two double bedroom first floor apartment in this popular residential area close to Hartley Park, nearby tennis courts, and public transport links throughout the city. The accommodation within the apartment consists of a lovely reception hall/dining area, which really creates a fabulous welcome into the apartment, lovely spacious living room with a large bay window to the rear offering stunning views out over neighbouring rooftops and beyond. A gorgeous kitchen, which has been fitted with a range of stylish shaker style base units with wooden work surfaces over, additional wall mounted units and an under-counter oven. The apartment offers two spacious double bedrooms with the second room to the rear again has stunning views the same as those of the living room. The main bedroom to the front has a leafy outlook over Hartley Avenue. The main bathroom again is a good size and consists of a WC, wash hand basin and bath with mains shower facilities over. Externally the apartment has an allocated parking space, while a side gate leads to the lovely communal gardens which are enclosed and have a patio, a lawn, trees, various shrubs and enjoys a southerly aspect. Please Note: The property is being sold on a leasehold basis with each flat owning a share of the freehold with the building currently being managed by Freehold Management (FMS) Ltd. Each apartment contributes a monthly fee of £80 towards maintenance fees. This is a lovely, spacious and well-presented apartment, set in this desirable area. Call now for more details or to organise a viewing.

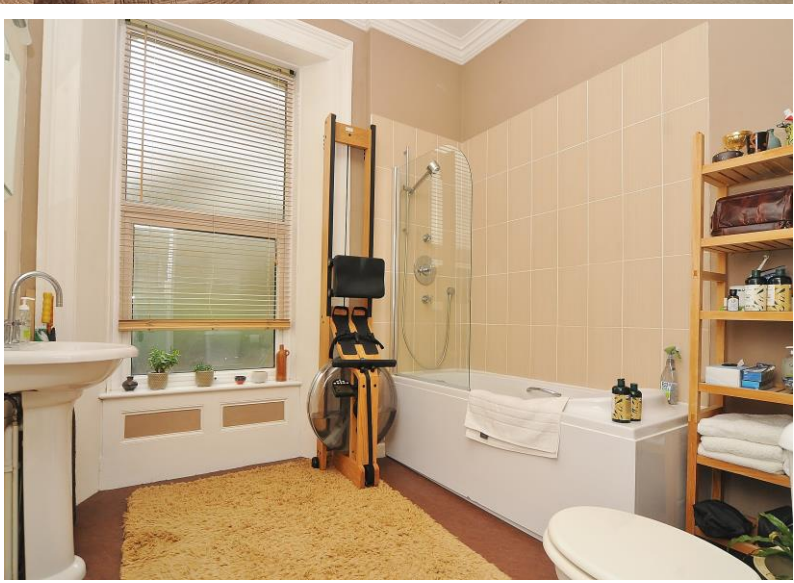
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FIRST FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

