



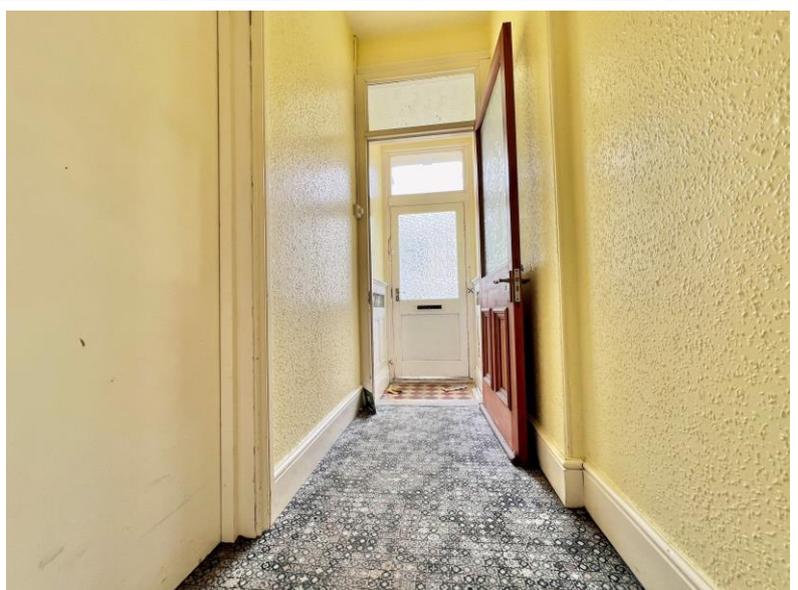
Falcon

01752 600444

FFF 18

Grafton Road, Plymouth, PL4 6QR

Guide Price £120,000-£125,000





In Brief

A first floor 2 bedroomed spacious flat that comes with parking to the rear.

Reception Rooms	Lovely living room with kitchen / diner	Parking	Parking space to the rear
Bedrooms	Two bedrooms	Council Tax	A
Heating	Gas central heating		
Area	690 sq ft		
Tenure	Leasehold with cross vested freehold		

Description

Located in this quiet tucked away little road is this first floor two bedroomed flat. The property has been in the same ownership for over 20 years now and the seller is now selling off their investment.

The flat is being sold with NO CHAIN.

Off the communal entrance hallway your personal front door opens to the staircase taking you to the first floor. Off the landing to the rear you have the modern fitted bathroom that has a Jacuzzi style bath with an electric shower fitted over. The kitchen diner is a really good size to the rear with a range of modern style units with an integral oven and hob. A door leads to the rear fire escape. Off the main landing you have two bedrooms, a single and a double plus a fabulous large living room that has a bay window to the front with a lovely sunny aspect. As a focal point there is a gorgeous period style fireplace.

The property comes with gas central heating and upvc double glazing.

Outside to the rear there is a parking space!

The flat is brilliantly positioned so close to both Mutley Plain and the city center.

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Floor Plans

GROUND FLOOR
28 sq.m. (24 sq.m.) approx.

1ST FLOOR
664 sq.m. (613 sq.m.) approx.

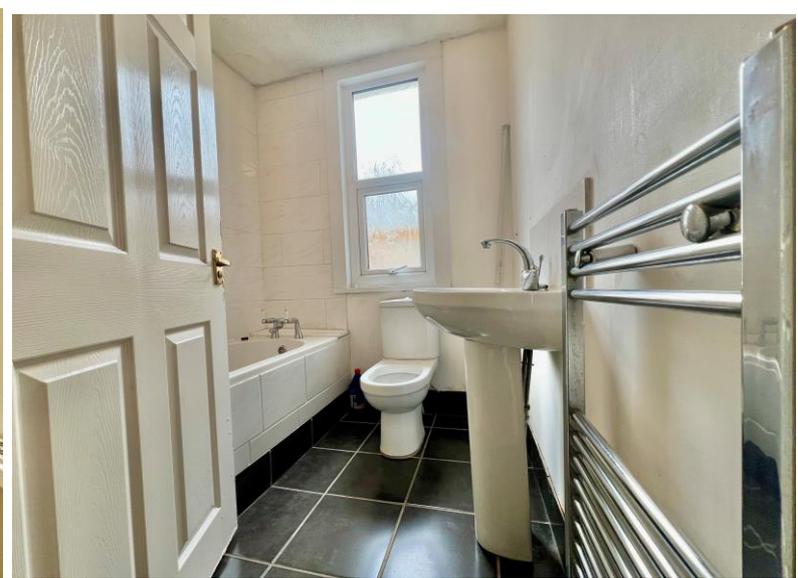


TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the 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		
(69-80) C		
(55-68) D		
(39-54) E	54	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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