



Falcon

01752 600444

Flat 10

264/266 Citadel Road, Plymouth, PL1 2PY

Guide Price £170,000-£180000





In Brief

5th Floor Apartment

Reception Rooms Living Room

Bedrooms 2 Bedrooms

Heating Night Storage Heaters

Area 667Sqft

Tenure Leasehold

Parking On Street Parking Permit

Council Tax B

Description

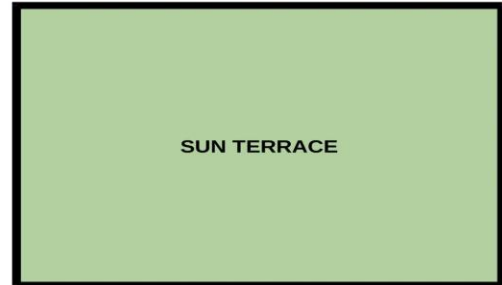
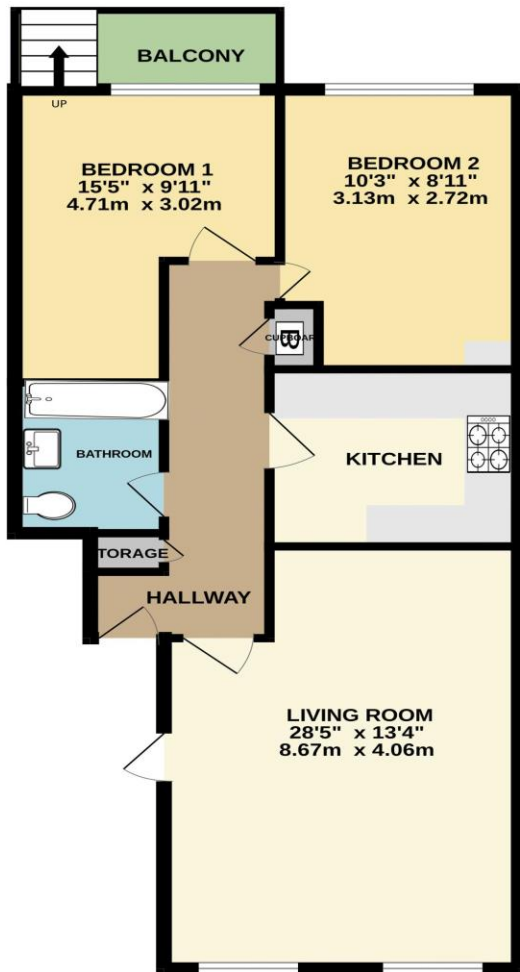
Modern Fifth Floor Apartment with private roof terrace. Situated just a short stroll from the iconic Hoe promenade and the sea, this stylish Fifth floor apartment offers contemporary city living in a highly desirable location. Accessed via a lift, the property is well-presented throughout and comprises of a spacious living room , and modern kitchen, Two bedrooms, and a bathroom. One of the stand out features of this apartment is the private southerly -facing roof terrace- perfect for enjoying the sun and ideal for entertaining and relaxing. While there are no sea views , the terrace provides a welcome outdoor retreat in a vibrant coastal setting. This excellent location, and out door space , this apartment is perfect for professionals , couples or a second home by the coast. Long lease and share of the Freehold also being sold Chain free. Do not miss this fantastic opportunity to view this amazing property.

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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR



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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		80
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

