



Falcon

01752 600444

71 Palace Street

The Barbican, Plymouth, PL4 0EW

Guide Price £120,000-£130,000





In Brief

A fabulous 1 large double bedroomed first floor flat. Wonderful central Plymouth!

Reception Rooms Large living room / kitchen

Bedrooms Large double bedroom

Heating Gas central heating

Area 724 sq ft

Tenure Leasehold

Parking On street parking - restrictions will apply, permit required.

Council Tax B

Description

Located in this exceptional central Barbican location is this well cared for first floor 1 double bedroomed flat. The communal areas are really fresh and tidy.

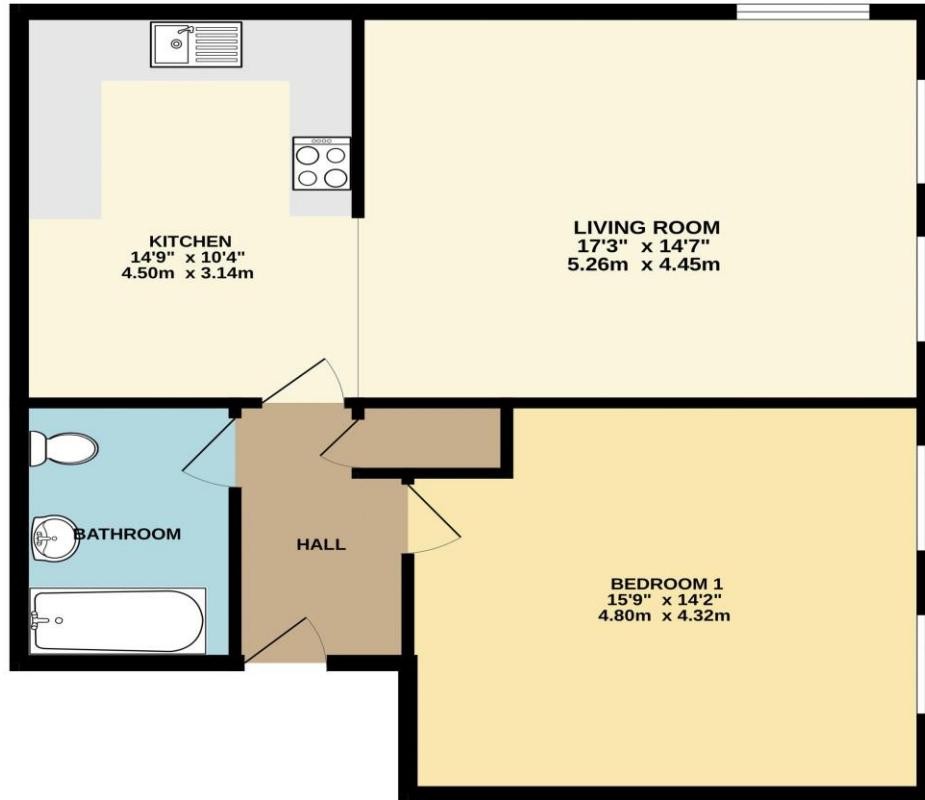
Once in the flat you will see that it is well presented. The bathroom is fitted with a modern white suite with a mixer shower over the bath. The bedroom is a great size with two large windows. The Kitchen is open with the living room, a tremendous spacious room. The kitchen area is well fitted with a modern range of units with an integral oven and hob and room for a table and chairs. The living room area is also a really good size with 3 large windows allowing the light and sun to pour in. The property comes with gas central heating and double glazing.

The flat is set within a really lovely period building just a short walk from the Barbican and the City Center. The lease has approximatley 108 years remaining (125 years from 25th March 2008) and the service charge and ground rent together is approx. £2,382.17 pa.

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GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 sq.m.) approx.
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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	68	73
(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		

