



Falcon

01752 600444

Flat 4, 9

Hillsborough, Plymouth, PL4 7AR

Guide Price £140,000 - £150,000





In Brief

A fabulous 2 double bedroomed first floor flat set within grand building.

Reception Rooms Large living room / kitchen

Bedrooms 2 double bedrooms

Heating Gas central heating

Area 703 sq ft

Tenure Leasehold

Parking Allocated parking space

Council Tax B

Description

Located within one of the finest areas in Plymouth, Mannamead, is this well presented 2 double bedroomed first floor flat.

As you approach this grand looking building you will see the steps winding up to the front door. Once in the impressive communal hallway, you will take the stairs to the first floor to Flat 4.

As you enter the flat you will see the full length window in front of you giving the first glimpse of the wonderful open outlook. The living room / kitchen is a really good size, a lovely sunny, bright room. The kitchen units are modern and fresh with integral oven and hob. There are two double bedrooms with the main bedroom having a really striking main bay window to the front. The bathroom is fitted with a modern suite.

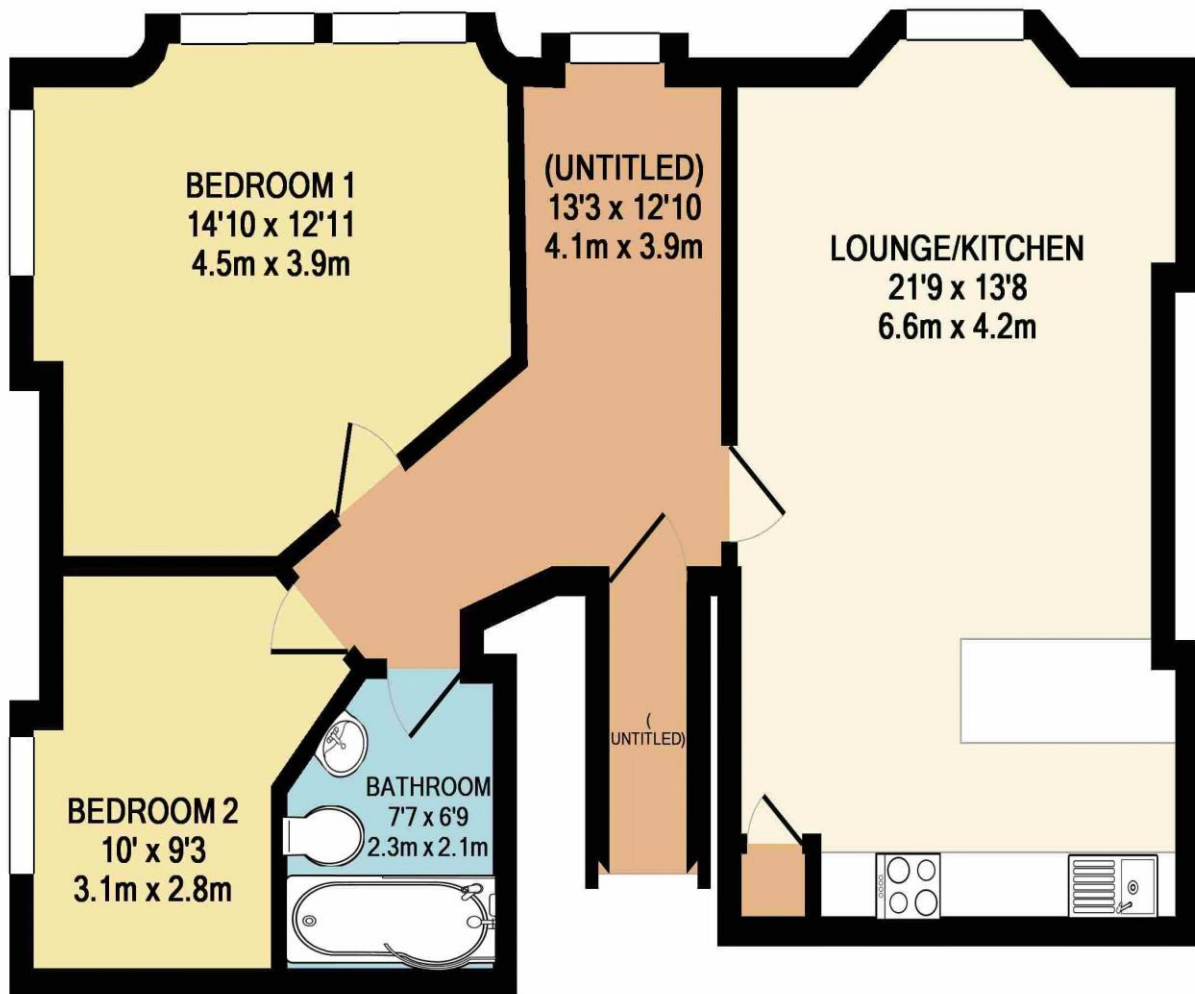
This lovely flat comes with gas central heating and upvc double glazing.

The lease has 999 years remaining from 2005. The service charges are approximately £92.00 per month.

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Floor Plans



TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.4 SQ.M.)
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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		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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