



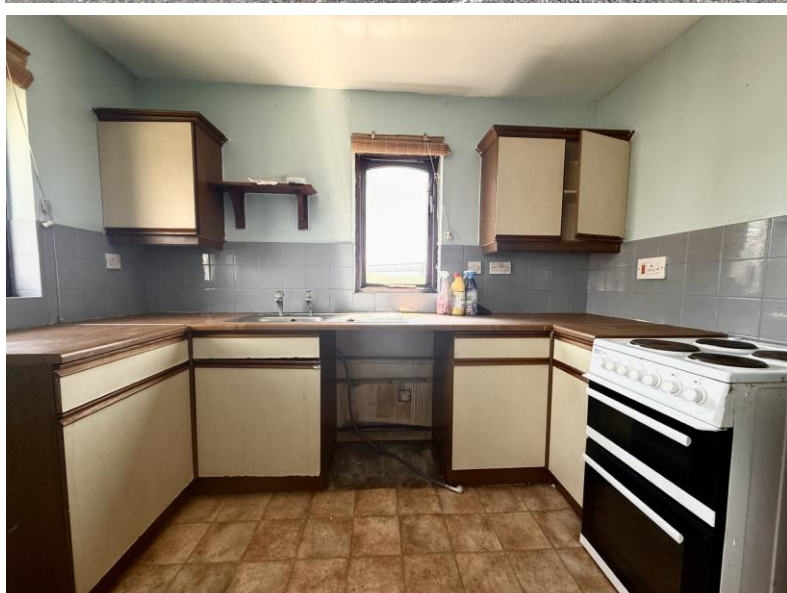
# Falcon

01752 600444

## 56 Finch Close

Laira, Plymouth, PL3 6AY

Guide Price £100,000-£110000







## In Brief

### 2 Bed Apartment

**Reception Rooms** Living Room

**Bedrooms** 2 Bedrooms

**Heating** Electric Heating

**Area** 512Sqft

**Tenure** Leasehold

**Parking** Off Road Parking

**Council Tax** A

## Description

Top Floor Apartment with Great Potential – Finch Close, Laira Set in a quiet cul-de-sac location in sought-after Finch Close, Laira, this purpose-built top floor apartment offers a fantastic opportunity for buyers looking to modernise and make a home their own.

The property features a bright and airy living room which flows openly into the adjoining kitchen, creating a sociable living space. There are two bedrooms – one well-proportioned double and a second single – along with a family bathroom.

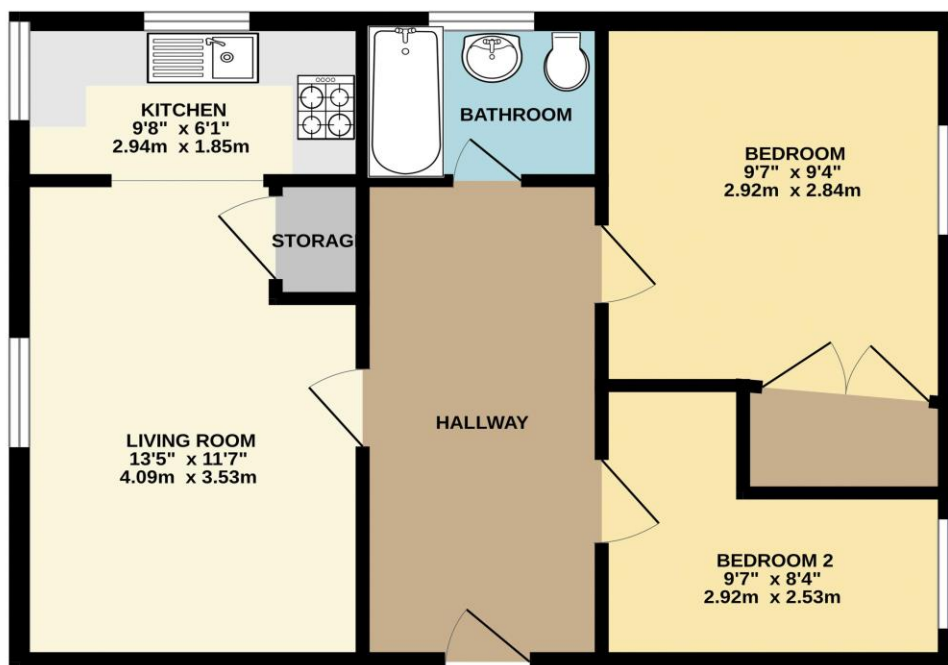
Outside, residents enjoy access to a communal garden area, perfect for relaxing in the warmer months. The property also benefits from one allocated parking space for added convenience.

While the apartment would benefit from some cosmetic upgrades and modernisation, it presents excellent potential for first-time buyers, investors, or those looking to downsize.

**Need A Mortgage?**

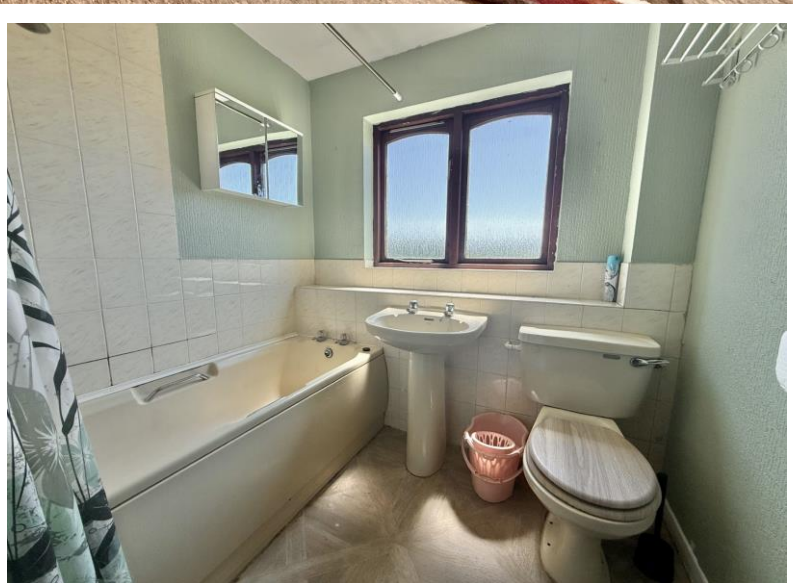
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

GROUND FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.8 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

