



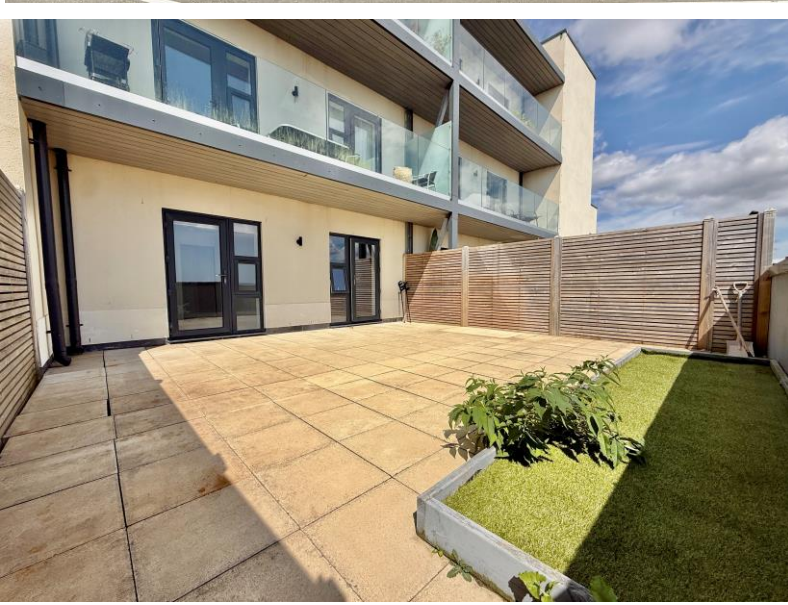
Falcon

01752 600444

Flat 4

Partridge Road, Plymouth, PL6 8EW

£205,000





In Brief

Stylish 2-Bed Flat, Roof Terrace & Parking – Prime Location for Derriford Hospital

Reception Rooms Large living room

Bedrooms 2 Double bedrooms

Heating Gas central heating

Area 728 Sq Ft

Tenure Leasehold

Parking Allocated parking space

Council Tax B

Description

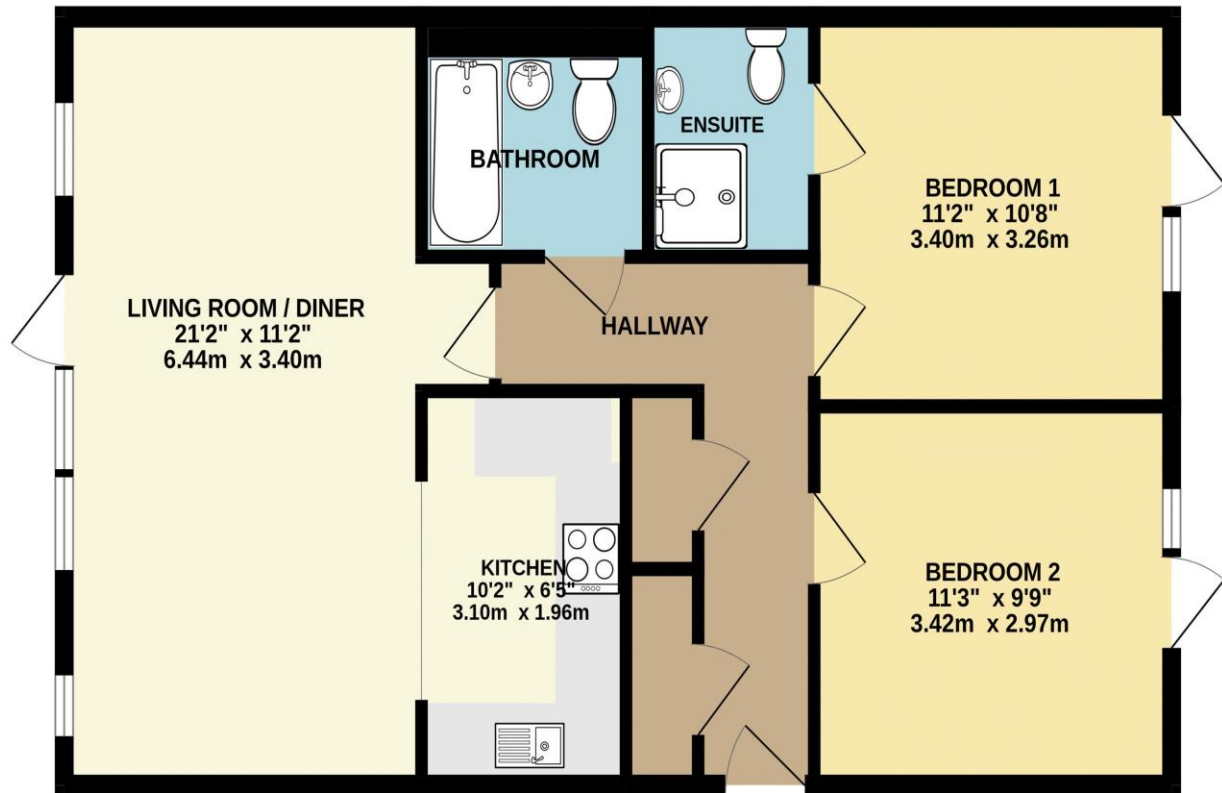
Situated in an exceptionally desirable and convenient location, this nearly new two-bedroom first-floor flat is part of a sought-after Persimmon development completed in 2022. Immaculately presented throughout, this modern home offers a perfect blend of style, comfort, and practicality. Accessed via a well-maintained communal hallway and staircase, the flat opens into a bright entrance hall leading to two generously sized double bedrooms. Both bedrooms are positioned on the sunny side of the building and enjoy direct access to a fabulous roof terrace with far-reaching views across the surrounding rooftops—an ideal spot for relaxing or entertaining in the sunshine. The main bedroom features a sleek en-suite shower room, while the family bathroom is fitted with a contemporary white suite. The spacious living/dining room benefits from a separate front-facing balcony and opens into a beautifully appointed kitchen with an excellent range of modern units, creating an ideal space for cooking and socialising. Additional benefits include gas central heating, UPVC double glazing, and an allocated parking space to the front of the property. Perfectly located close to Derriford Hospital, this flat is ideal for professionals, first-time buyers, or investors looking for a stylish home in a thriving location.

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

Floor Plans

GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 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	84	84
(69-80) C		
(55-68) D		
(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		

