



Falcon

01752 600444

74 Embankment Road

Plymouth, PL4 9HY

Guide Price £90,000 - £100,000





In Brief

Stylish 2-Bedroom Top Floor Flat in Central Plymouth, walking distance to City Center.

Reception Rooms Large living room / Kitchen

Bedrooms 2 bedrooms

Heating Gas central heating

Area 563 sq ft

Tenure Leasehold

Parking On street parking, restrictions may apply

Council Tax A

Description

Set within a striking period conversion, this spacious two-bedroom top floor flat offers modern living in a truly convenient central location — just a short walk from Plymouth City Centre. Inside, you'll find a bright and airy open-plan living room/kitchen, complete with recently fitted contemporary units and built-in oven and hob. The flat also boasts a modern bathroom, gas central heating, and two generously sized bedrooms. From the rear, enjoy an open outlook across the rooftops and beyond, adding to the sense of light and space. Whether you're a first-time buyer looking for your perfect home or an investor seeking a smart buy-to-let opportunity, this flat ticks all the boxes. A stylish, well-located property with fantastic potential.

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Floor Plans

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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
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