



Falcon

01752 600444

28 Baring Street

Greenbank, Plymouth, PL4 8NG

Guide Price £140,000-£150,000





In Brief

Ground floor 2 bedroom Flat

Reception Rooms Living room - Dinning room

Bedrooms 2 Bedroom

Heating Gas central heating

Council Tax A

Tenure Share of Freehold

Description

This charming ground floor period flat offers a wonderful opportunity for first-time buyers or investors alike. Ideally situated close to Plymouth City Centre, the property combines character features with modern convenience. Inside, the accommodation comprises a spacious living/dining room, a double bedroom, and a secondary small double bedroom. There is also a newly fitted kitchen and a family bathroom.

The property further benefits from gas central heating and double glazing throughout.

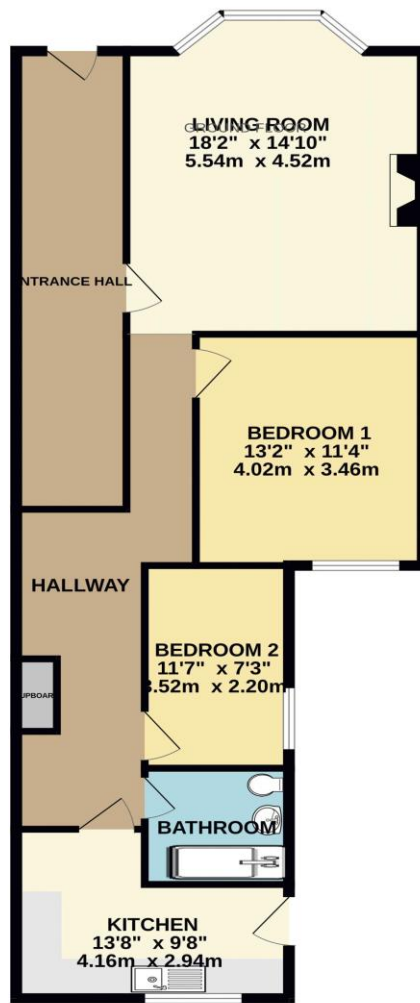
Externally, the flat enjoys a private courtyard-style outside space, perfect for relaxing or entertaining. A key advantage of this property is its reverse freehold arrangement, meaning there are no service charges or ground rent to pay.

In addition, it boasts an impressive 963-year lease, giving peace of mind for the future. This property represents an excellent step onto the property ladder or a fantastic buy-to-let investment opportunity.

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Floor Plans



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(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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