



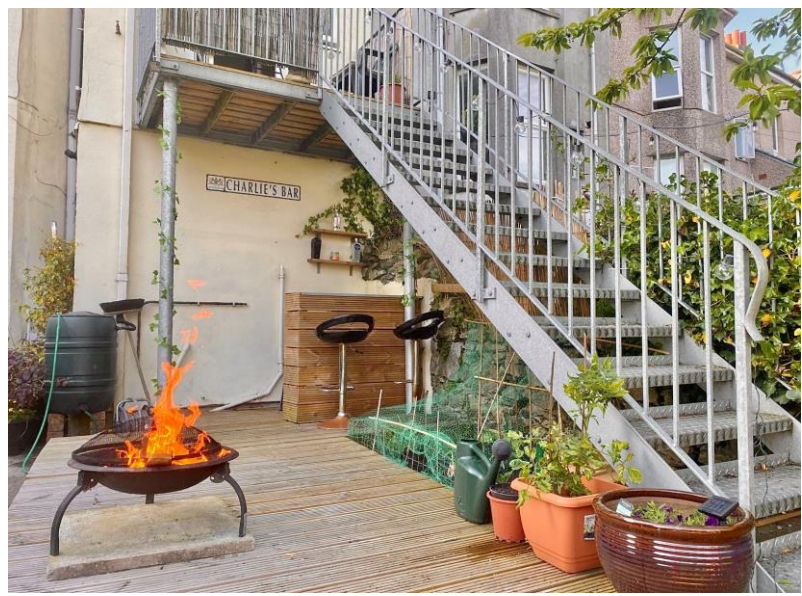
Falcon

01752 600444

62b Lisson Grove

Mutley, Plymouth, PL4 7DN

Guide Price £120,000 - £130,000





In Brief

Modern one bedroom ground floor flat with a garden a short distance from Mutley Plain.

Reception Rooms Living Room & Modern Kitchen

Bedrooms Double Bedroom

Heating Gas Central Heating

Area 554 SQFT

Tenure Share of Freehold

Parking On Street Parking (Permit Restrictions Apply)

Council Tax A

Description

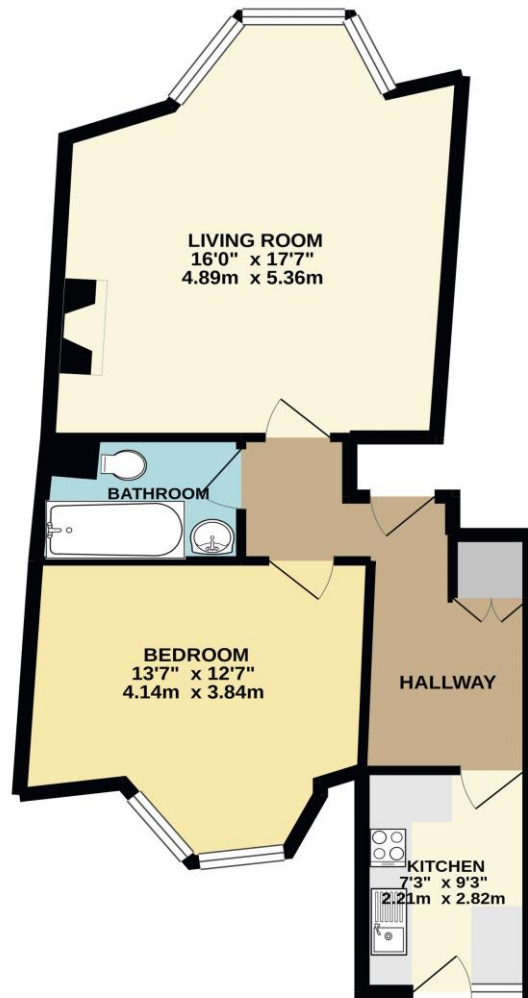
Located just a short distance away from Mutley Plain is this one bedroom ground floor flat with use of its own garden area to the rear of the property. The flat would be ideal for first time buyers or as a buy to let investment property. The main communal front door leads into a hallway with the door leading into the flat. Upon entering the door into the hallway, doors lead off to the main living room which is spacious in size with a large bay window and a gorgeous feature fireplace. At the rear of the property is the modern kitchen fitted with a stylish range of units comprising of a base cupboards with work surfaces over and a useful breakfast bar. Along with this there are spaces for appliances and further wall mounted units. A door from here leads out to the rear private garden area that is a absolute perfect setting that has a decked seating area and also a bar area ideal for entertaining. The flat benefits from one double bedroom with a bay window to the rear overlooking the garden. Also there is a newly fitted modern bathroom with a Wc, wash hand basin and a bath. This is a lovely spacious flat in this ideal central location, the flat benefits from a having a share of the freehold, the remainder of a 996 year lease and maintenance fees are agreed on an as and when basis.

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

Floor Plans

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	80
England, Scotland & Wales		
EU Directive 2002/91/EC		

