



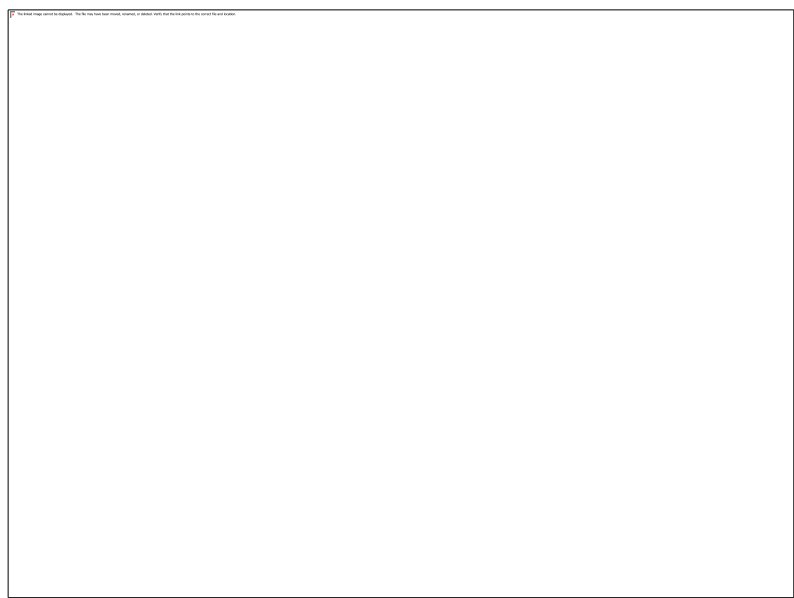
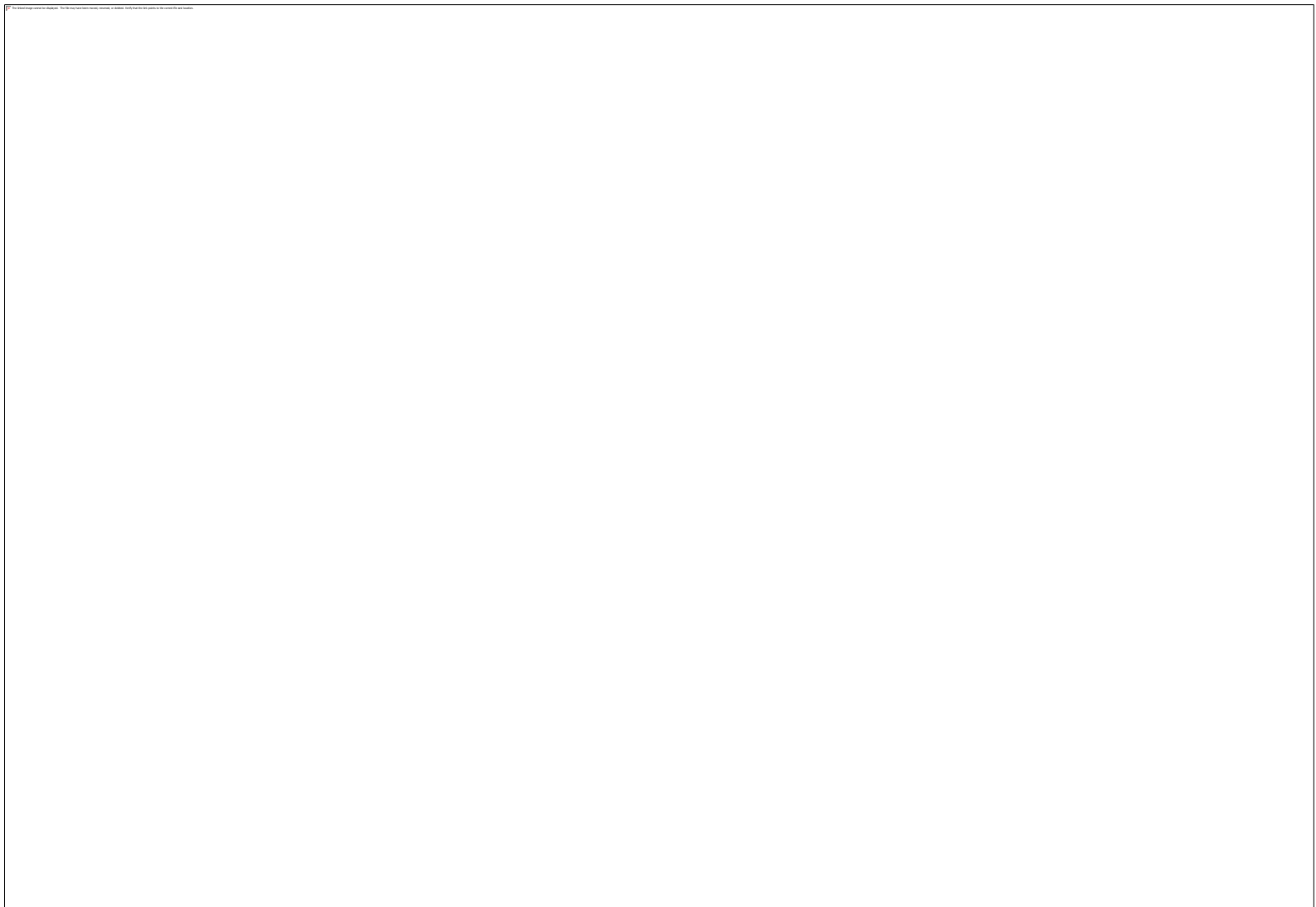
Falcon
first

01752 600444

62b Lisson Grove

Mutley, Plymouth, PL4 7DN

Guide Price £120,000 - £130,00



In Brief

Ground Floor Flor

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)

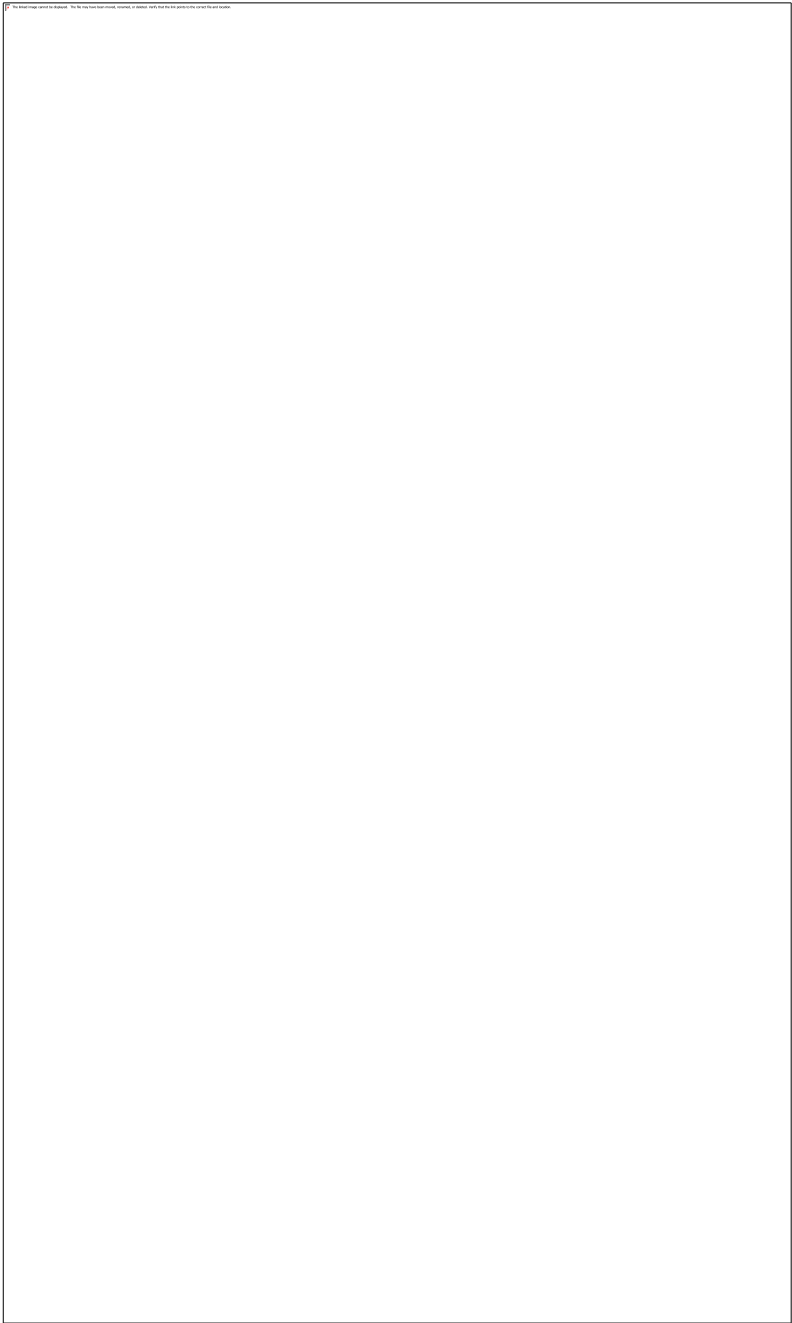
Council Tax A

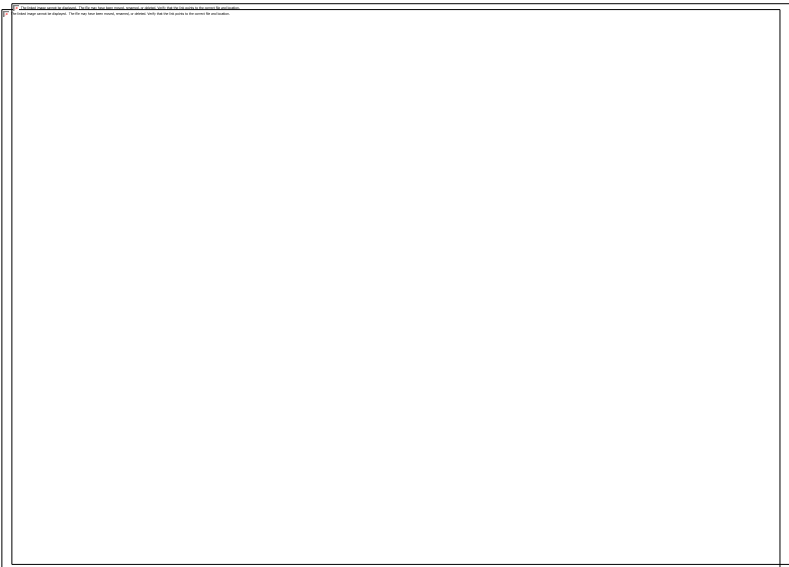
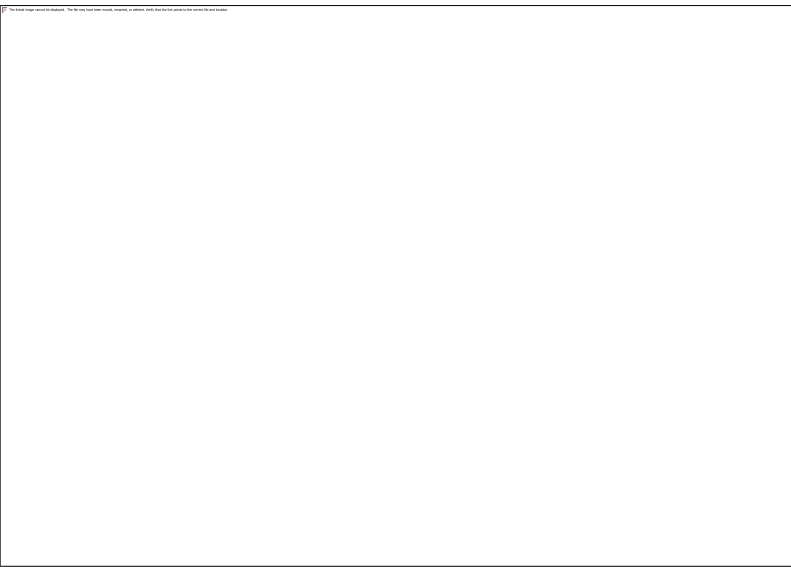
Description

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 rooms. To the front of the property is the main living room which is a lovely 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 garden. The flat benefits from one double bedroom with a bay window to the rear overlooking the garden. Also there is a modern bathroom with a Wc, wash hand basin and a bath. Externally the property has its own area of garden, starting with a decked balcony with steps leading down to a further area of garden belonging to the flat which is currently laid to lawn with a selection of shrubs and bushes. 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 999 year lease and maintenance fees are agreed on an as and when basis. The flat would make an ideal first time buyer or a buy to let investment with the potential to achieve a rental figure in the region of £550 pcm.

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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.

