



Falcon

01752 600444

14E North Road East

Plymouth, PL4 6AS

Guide Price £60,000 - £70,000





In Brief

A Stylish Studio in the Heart of Plymouth, a little gem!

Reception Rooms Large living room / kitchen / bedroom

Bedrooms Bedroom / Living room / kitchen

Heating Electric heating

Area 224 sq ft

Tenure Leasehold

Parking On street parking in neighbouring roads - permit required

Council Tax A

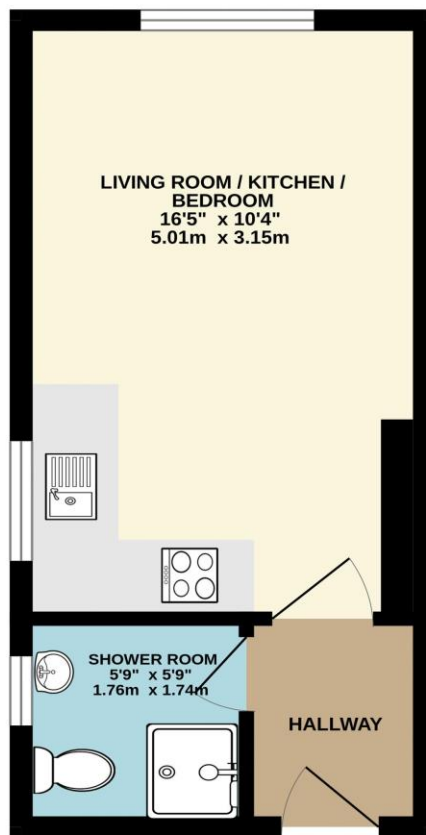
Description

Situated in an exceptionally convenient central location, this first-floor studio flat is set within an attractive period building and offers an excellent opportunity for first-time buyers or investors alike. Accessed via a well-maintained communal hallway and staircase, the flat is located to the rear of the building, providing a quiet and private setting. The entrance hallway leads to a modern, well-appointed shower room before opening into a generous open-plan living space that incorporates the lounge, bedroom, and kitchen areas. The kitchen is stylishly fitted with a contemporary range of coloured units and includes an integral oven and hob. The entire room benefits from a tiled floor and is further enhanced by the superb feature of a woodburner, creating a striking focal point and adding warmth and character to the space. Additional benefits include electric heating and uPVC double glazing throughout. The lease was renewed in 2024 and now extends to 999 years, providing long-term security. The annual service charge for the forthcoming year is £1,459.14 (£121.59 per month). Ideally positioned just off North Hill, the property is within a very short walk of Plymouth City Centre, the University, and a wide range of local amenities, making it a highly desirable and convenient location.

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GROUND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 224 sq.ft. (20.8 sq.m.) approx.
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