



# Falcon

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## 14E North Road East

Plymouth, PL4 6AS

Guide Price £70,000 - £80,000







## 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

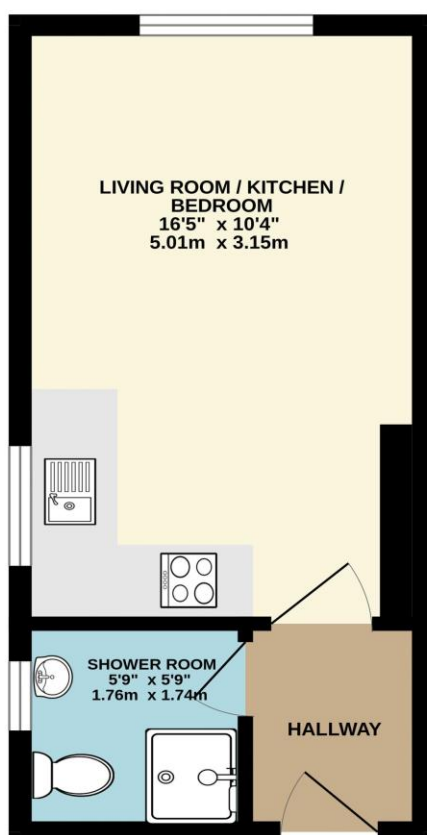
## Description

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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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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

