



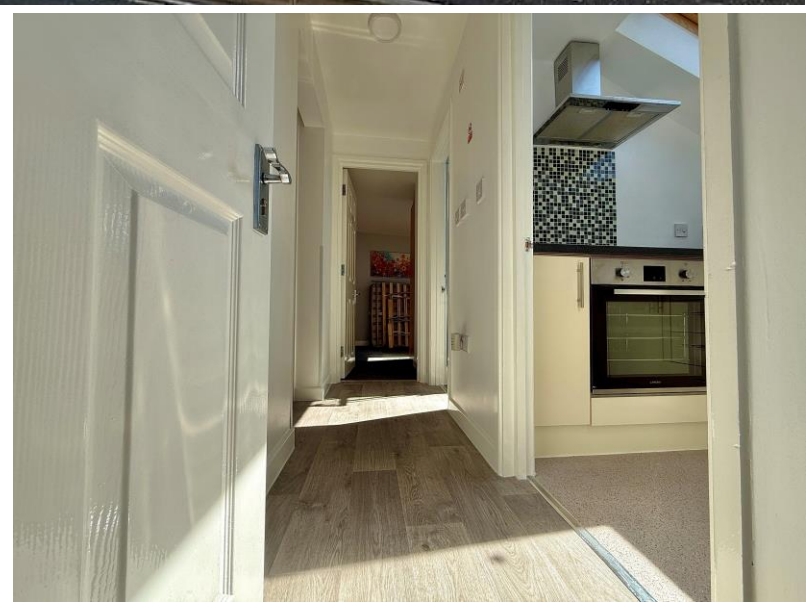
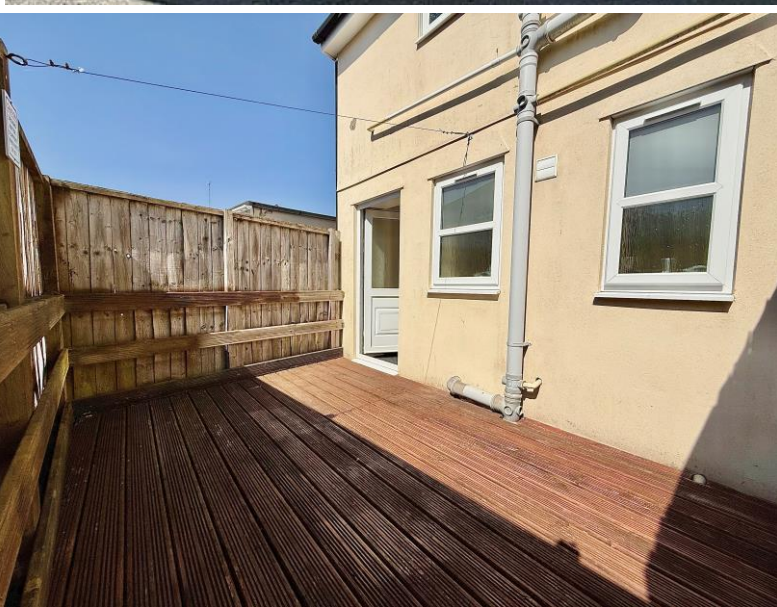
Falcon

01752 600444

42a Regent Street

Greenbank, Plymouth, PL4 8BB

Guide Price £150,000 - £155,000





In Brief

Stylish First Floor Flat with Private Garden, Juliet Balconies & Central Location

Reception Rooms	Lovely living room with Juliet balcony	Parking	On street parking - permits apply.
Bedrooms	2 double bedrooms	Council Tax	A
Heating	Electric heating		
Area	588 sq ft		
Tenure	Leasehold		

Description

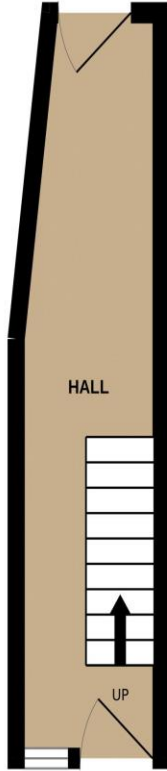
Located in an exceptionally convenient and central position, this purpose-built first floor flat offers spacious, well-presented accommodation along with the rare benefit of private outdoor space. Built approximately 14 years ago by the current owner, the property has its own private entrance, adding to its appeal. The front door opens into a generous hallway, which runs through to the rear of the building where a door leads out to a private, south-facing decked courtyard—an unusual and highly desirable feature for a flat. There is also a useful utility area within the hallway. Stairs rise to the first floor where you'll find a modern fitted kitchen and a stylish shower room. The property offers two good-sized double bedrooms, while the bright and spacious living room provides a comfortable space to relax. Both the main bedroom and living room benefit from double opening doors onto a Juliet balcony to the front. Further benefits include electric heating and uPVC double glazing. Situated within walking distance of the city centre, this is an ideal first-time purchase or investment opportunity combining convenience, space, and outdoor living.

Need A Mortgage?

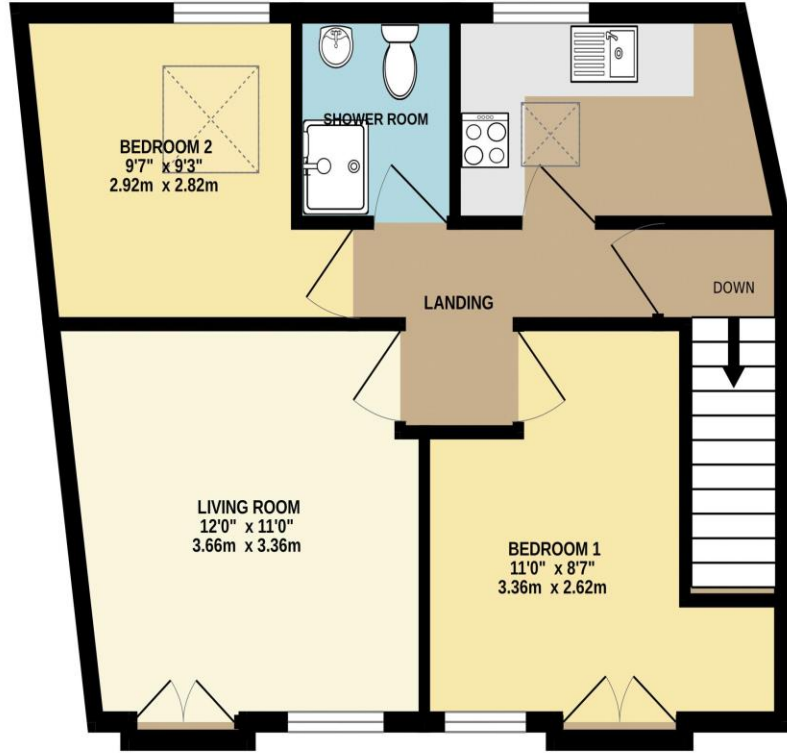
Don't pay more than you need to for your mortgage advice: ours is only £195 paid when you move!

Floor Plans

GROUND FLOOR
98 sq.ft. (9.1 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.
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A complete solution from just £600 with No sale – No Fee



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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

