



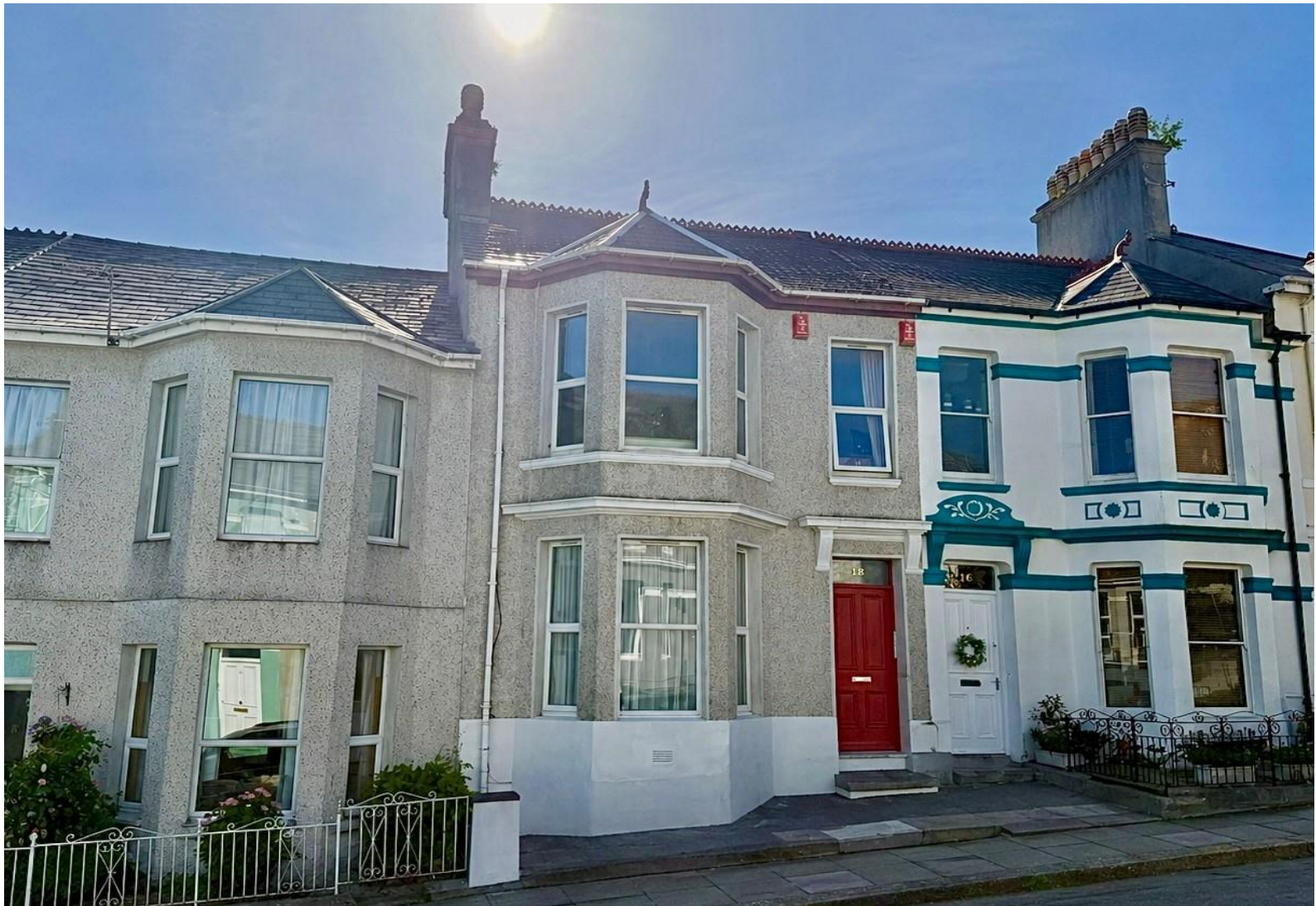
# Falcon

01752 600444

**FFF, 13**

Beatrice Avenue, Plymouth, PL4 8QA

Guide Price £140,000 - £150,000





## In Brief

**2 bed Top floor Flat in St Judes with outside space and great location for Plymouth City Centre**

**Reception Rooms** Living room

**Bedrooms** 2 bedrooms

**Heating** Gas Central Heating

**Council Tax** A

**Area** 591 Sq Ft

**Tenure** Share of Freehold

## Description

Perfectly located within easy reach of the A38 and Plymouth City Centre, this home offers convenience alongside comfortable living—making it an excellent opportunity for first-time buyers looking to step onto the property ladder.

This well-proportioned, reverse freehold property briefly comprises a fitted kitchen, a family bathroom, a bright and airy living room, 2 bedrooms ( a generous double bedroom, and a second bedroom / home office, dressing room )

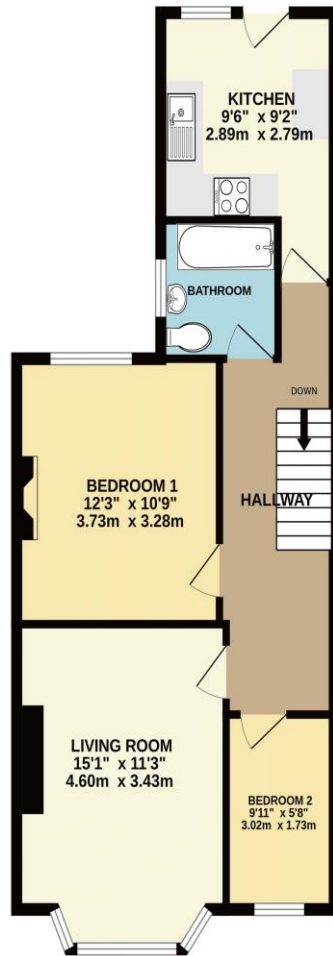
Externally, the property benefits from its own courtyard garden space, providing a pleasant area to relax or entertain. Offered to the market chain-free, this is a fantastic opportunity to secure a well-located home with great potential in a sought-after area.

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# Floor Plans

GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.  
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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		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

