



# Falcon

01752 600444

## Flat 1,27

Pennycross Park Road, Plymouth, PL2 3NP

£120,000





## In Brief

**A fabulous ground floor flat that has a garden and parking, great first buy!**

**Reception Rooms** Large living room and kitchen / diner

**Bedrooms** Large double bedroom

**Heating** Gas central heating

**Parking** Allocated parking space to rear

**Area** 519 sq ft

**Council Tax** A

**Tenure** Leasehold

## Description

Situated in a highly sought-after and established residential area on a popular road, this well-presented ground floor flat is ideally located close to a range of highly regarded schools and offers easy access to Plymouth City Centre. Accessed via a communal entrance hallway, the property welcomes you into a private hallway. To the front is a bright and spacious bedroom featuring a charming bay window that fills the room with natural light. The generous living room sits at the heart of the home and boasts a feature fireplace together with views over the rear garden. The well-appointed kitchen/diner offers excellent space for cooking and entertaining, complete with an integrated oven and hob, while a door provides direct access to the garden. The modern bathroom is fitted with a stylish white suite and mixer shower over the bath. Further benefits include gas central heating and uPVC double glazing throughout. Outside, the property enjoys its own private enclosed patio garden, perfect for low-maintenance outdoor living. A gate leads directly to the allocated parking space, with the first-floor flat retaining a right of access across the courtyard. An excellent first-time purchase or investment opportunity in a desirable location.

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# Floor Plans

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 519 sq.ft. (48.2 sq.m.) approx.  
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