



# Falcon

01752 600444

## Flat 2, 59

Embankment Road, Plymouth, PL4 9HX

Guide Price £90,000 - £100,000.





## In Brief

### Characterful Grade II Listed First Floor Flat 2 Double Bedrooms No Onward Chain

|                        |  |                    |   |
|------------------------|--|--------------------|---|
| <b>Reception Rooms</b> | Large living room with kitchen / diner |                    |   |
| <b>Bedrooms</b>        | 2 double bedrooms                      |                    |   |
| <b>Heating</b>         | Gas central heating                    | <b>Parking</b>     | On street parking in area, permits apply. |
| <b>Area</b>            | 585 sq ft                              | <b>Council Tax</b> | A   |
| <b>Tenure</b>          | Leasehold                              |                    |   |

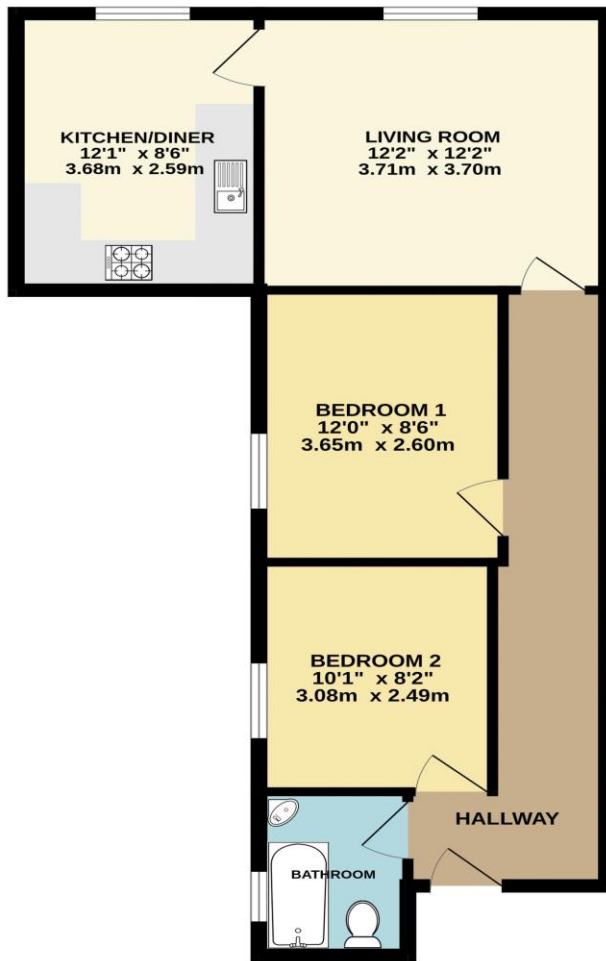
## Description

Ideally situated within walking distance of Plymouth City Centre, this beautifully updated Grade II listed first floor flat effortlessly blends period charm with modern style. Perfect for first-time buyers or investors, the property is offered with no onward chain. A spacious reception hallway creates an immediate sense of space and character, leading to two generous double bedrooms, a bright and airy living room, and a contemporary fitted kitchen with integrated oven, hob and dishwasher, plus space for dining. The stylishly refurbished kitchen and modern bathroom complement the property's original features, creating a home that is both practical and full of personality. Set within a characterful listed building, the flat enjoys an enviable central location with easy access to Plymouth's shops, restaurants, university, transport links and vibrant waterfront. Offering spacious accommodation, modern updates and an excellent location, this charming home presents a fantastic opportunity for owner-occupiers and buy-to-let investors alike. Early viewing is highly recommended.

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GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 sq.m.) approx.  
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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+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 53                      | 58        |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |   |                         |           |

