



Falcon

01752 600444

21 Cromwell Road

St Judes, Plymouth, PL4 9QR

Guide Price £130,000 - £140,000





In Brief

Central Ground Floor 2 bed Flat with Private Courtyard Garden & Allocated Parking

Reception Rooms Large living room

Bedrooms 2 bedrooms

Heating Gas central heating

Area 615 sq ft

Tenure Leasehold

Parking Allocated parking space

Council Tax A

Description

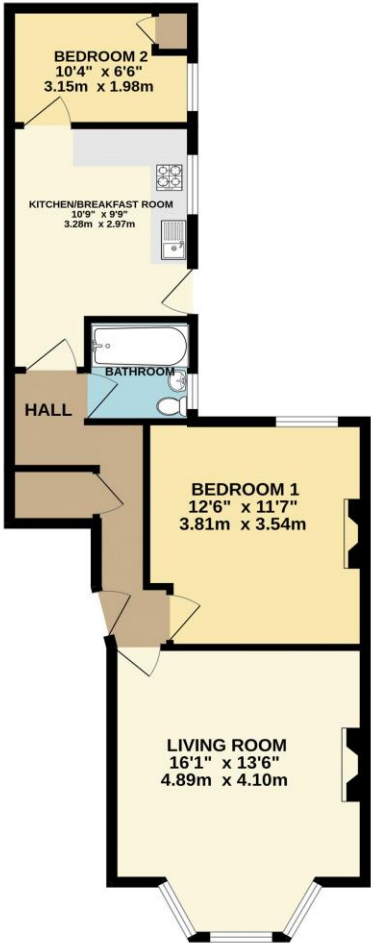
We are delighted to bring to the market this well-presented ground floor flat, ideally situated in a highly convenient central location and perfect for first-time buyers and investors alike. The accommodation briefly comprises a spacious living room, a fitted kitchen/diner, two bedrooms and a bathroom. The property further benefits from uPVC double glazing and gas central heating, providing comfort and efficiency throughout. A particular feature of this home is the private and enclosed courtyard garden, a fantastic bonus for a city-centre flat and an ideal space for relaxing or entertaining. Externally, the property also enjoys the advantage of an allocated parking space, a highly sought-after feature in such a central location. Positioned within walking distance of Plymouth City Centre, residents can enjoy easy access to a wide range of shops, restaurants, transport links and local amenities. Offering an excellent combination of location, outside space and parking, this attractive flat represents a superb opportunity for a variety of purchasers. We strongly recommend an internal viewing to fully appreciate all that this property has to offer.

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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

