



Falcon

01752 600444

TFF 93

Stuart Road, Plymouth, PL1 5LP

Guide Price £130,000 - £140,000





In Brief

Stylish Period Apartment with Two Double Bedrooms, Balcony & Share of Freehold

Reception Rooms Large open plan living room / kitchen

Bedrooms 2 genuine double bedrooms

Heating Gas central heating

Area 674 sq ft

Tenure Leasehold

Parking On street parking - permits apply.

Council Tax A

Description

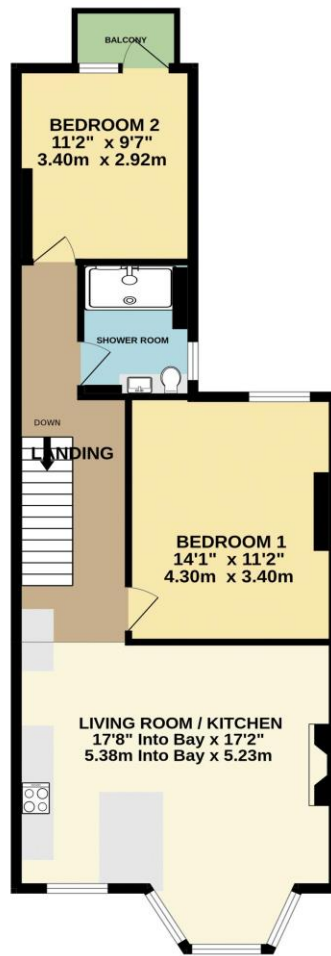
Situated in an exceptionally convenient position, this beautifully presented first-floor apartment forms part of an impressive period terraced property, sympathetically converted into just three flats. Offering two genuine double bedrooms, stylish contemporary accommodation and excellent access to Plymouth City Centre and the railway station, this is an ideal first-time purchase. The impressive open-plan living room and kitchen is a particular highlight, featuring a stylish range of contemporary units, integrated oven and hob and a useful breakfast bar peninsula. A beautiful period fireplace with ornate cast-iron grate provides a striking focal point, while the large bay window and additional window overlooking the park opposite create a wonderfully bright and spacious living area. There are two double bedrooms, with the rear bedroom benefiting from a door opening onto the rear balcony/fire escape, enjoying a lovely southerly aspect. The stylish shower room features a contemporary suite and large double walk-in shower. Further benefits include gas central heating, uPVC double glazing, a sunny shared communal courtyard and the balcony. The apartment has approximately 955 years remaining on the lease and includes a share of the freehold.

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Floor Plans

GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

