



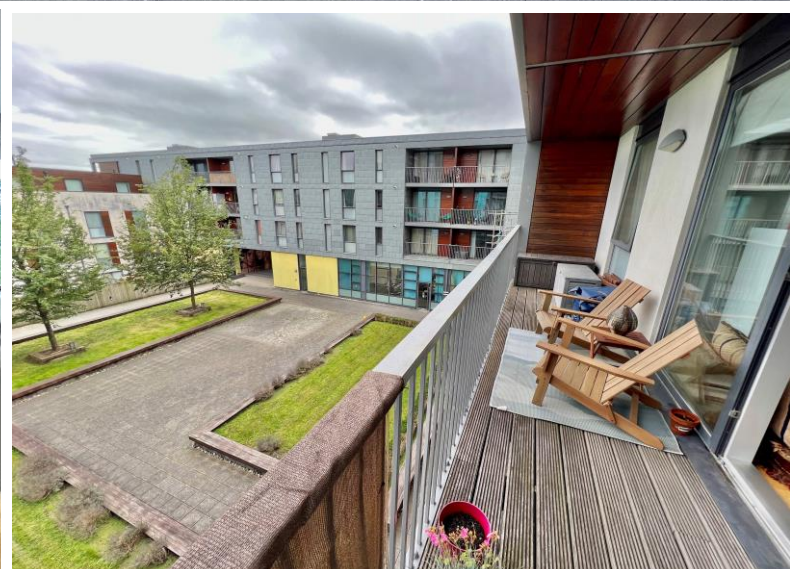
Falcon

01752 600444

Flat 44 12

Hobart Street, Plymouth, PL1 3DG

Guide Price £170,000 - £180,000





In Brief

A stunning 2 double bed 2nd floor stylish apartment with parking and communal central garden

Reception Rooms	large living room / dining room open plan with kitchen	Parking	Underground allocated space
Bedrooms	Two double bedroom + en-suite	Council Tax	C
Heating	Gas central heating		
Area	704 sq ft		
Tenure	Leasehold		

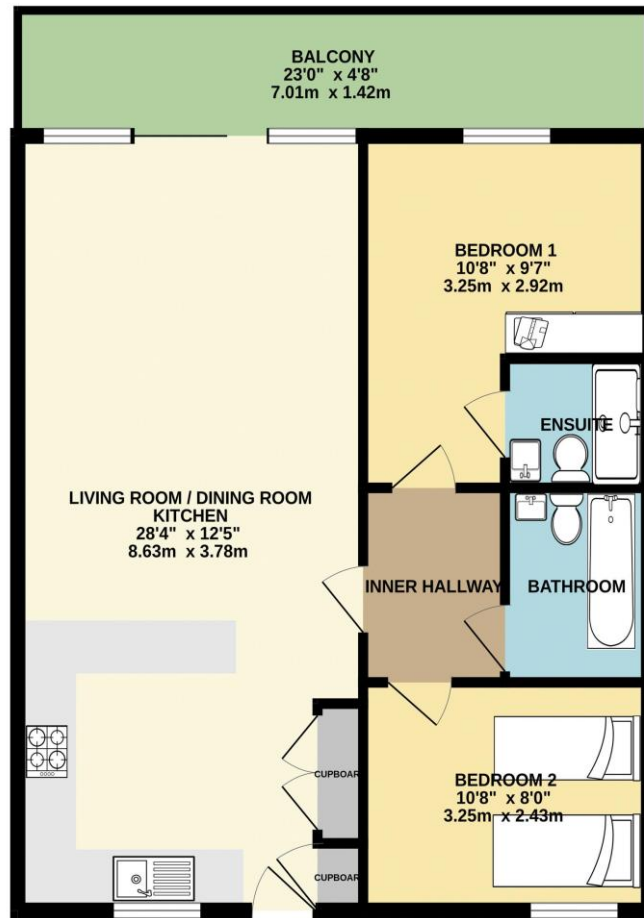
Description

A gorgeous 2nd floor flat that has been with the same owners since new approximately 14 years ago. As you enter the building you will immediately see the stylish communal reception hallway leading to the lift that takes you to the 2nd floor. Once in the flat you will appreciate how light and bright it is, a cheerful, sunny flat. The living room is open with the well fitted kitchen. The kitchen has a range of integral appliances such as fridge, freezer, dishwasher and double oven with hob. The living room has sliding patio doors onto the gorgeous balcony, a fabulous sun trap, from where you have a lovely outlook over the central garden area. The property has two double bedrooms with the main bedroom having an en-suite shower room. The main bathroom is contemporary and stylish as you would expect. The second bedroom has been brilliantly fitted with two built in fold down single beds, when folded away you are left with two desks with central draws, this all neatly folds away when the beds are lowered. The apartment comes with double glazing and gas central heating (boiler last serviced in '22) There are fabulous communal central gardens for all to enjoy, a really lovely sunny space. The property also comes with an allocated parking space in the basement carpark (accessed via the lift) where you will also find the bin store. A fabulous and beautifully appointed flat in an incredibly desirable and convenient setting.

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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			
(92-100)	A		
(81-91)	B	82	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

