



Falcon

01752 600444

Flat 2, 252 Albert Road
Albert Road, Plymouth, PL2 1AW
£115,000





In Brief

A fabulous and stylish 2 double bedroomed 1st floor flat in convenient setting

Reception Rooms	Large open plan living room / dining room / kitchen	Parking	On street parking, restrictions may apply.
Bedrooms	2 double bedrooms	Council Tax	B
Heating	Gas central heating		
Area	810 sq ft		
Tenure	Leasehold		

Description

Located in this exceptionally convenient position close to Devonport Docks with easy access into the city centre is this stylish and well presented 2 double bedroomed first floor purpose built flat.

As you enter the communal hallway, you take the staircase to the first floor .

Off your own hallway you have two double bedrooms and a good sized bathroom, The bathroom is fitted with a modern white suite and both bedrooms feel light and bright.The living room / dining room is open plan with the kitchen having a fitted oven and hob.

This really is a fabulous space measuring approx. 23ft8 x 16ft4 with patio doors onto a small balcony.

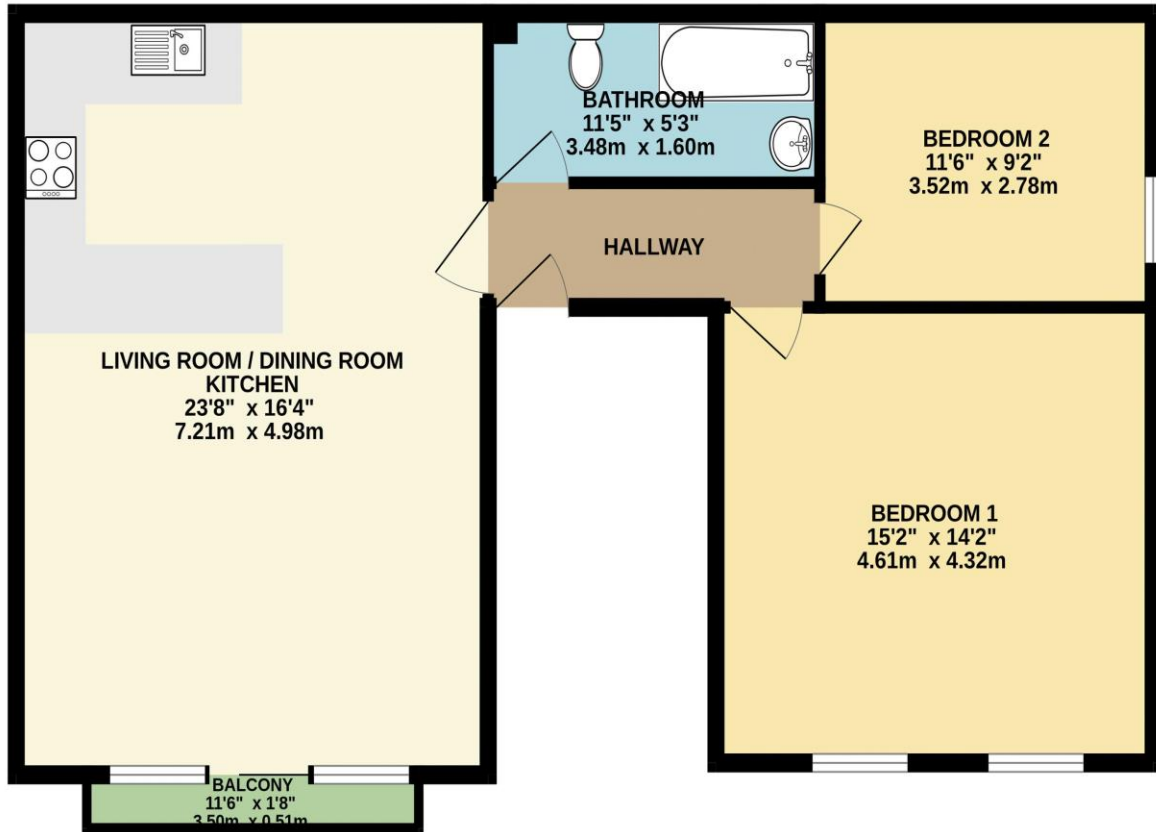
The flat comes with gas central heating and upvc double glazing. A fantastic first time buy or investment opportunity!

Lease is 999 year from 01/01/2006.

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GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 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			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(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	

