



Falcon

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GFF 44

Pennycross Park Road, Plymouth, PL2 3NW

Guide Price £150,000 - £155,000





In Brief

A fabulous 2 DOUBLE bedroomed ground floor flat with private GARDEN & GARAGE!

Reception Rooms	Lovely large living room.	Parking	GARAGE + on street parking
Bedrooms	Two double bedrooms	Council Tax	A
Heating	Gas central heating		
Area	599 sq ft		
Tenure	Leasehold		

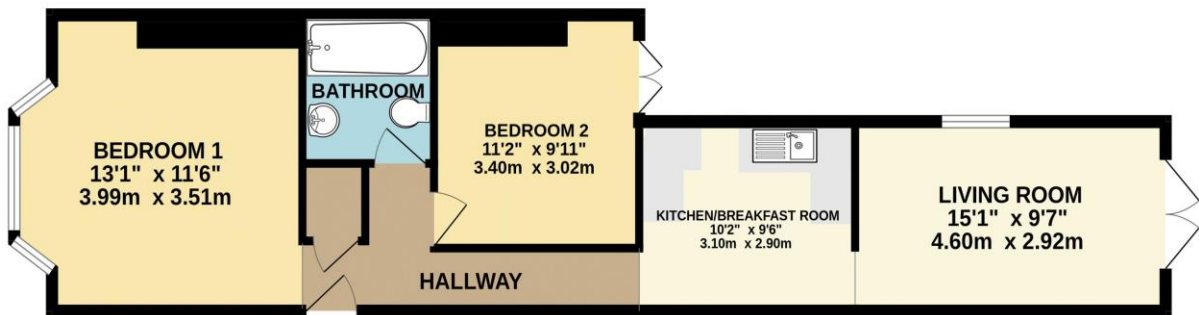
Description

Located in this great established residential area is this fabulous 2 double bedroomed ground floor flat that has been really well extended in recent years. Off the communal hallway you have your own personal hallway. There are two double bedrooms and a modern style white bathroom suite with a mixer shower over the bath. The kitchen is a lovely well fitted room with plenty of cupboards and a door leading through to the large living room which is the extension. This really makes this flat 'stand out from the crowd' and is such a lovely room that has double opening doors into the garden. The flat comes with upvc double glazing and gas central heating from a regularly serviced boiler. The flat comes with both the front garden area and the extensive garden to the rear. This really is such a fabulous bonus to have and so unusual with a flat. The garden is level and laid to lawn with a nice patio seating area. The garden is really sunny throughout the day and evening. At the end of the garden is a GARAGE, another great addition to this lovely flat. The garage measures 16'8 x 11'9. This really is a gorgeous property with so much to offer including NO ONWARD CHAIN! leasehold with approximately 162 years remaining.

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ours is only £195 paid when you move!

GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq.ft. (55.6 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	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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